

**Belt's Landing, A Condominium, Inc.**  
**Board of Directors Meeting**  
**October 13, 2009**  
**Minutes**

Board Members present were:           Shawn Smith, President  
  Jim Doyle, Vice-President  
  John Forgach, Treasurer  
  Mel Howard, Secretary  
  Chris Greenawalt, Member

The meeting was called to order by President Shawn Smith at 7:10 p.m.

1.     Review of the July 13, 2009 Board of Directors Meeting Minutes.  
       The minutes were approved as read.

2.     2010 Annual Budget.  
       Shawn Smith presented a proposed annual budget for 2010 to the Board. The Board voted unanimously to present the proposed 2010 annual budget to the Unit Owners and a meeting date of November 23, 2009 at 7:00 p.m. was set to formally adopt the 2010 annual budget.

3.     Lobby renovations.  
       Chris Greenawalt advised that the Board had considered three concepts for lobby renovations. Chris presented one concept with decor by Ethan Allen and construction by Cornerstone Contracting. No other concepts were presented.

       Following his presentation, and a question and answer period, Chris made a motion that the Board of Directors approve proposals for lobby renovations from Cornerstone Contracting Co., Inc. dated October 9, 2009 in the amount of \$34,850.00 and from Ethan Allen dated October 8, 2009 in the amounts of \$13,827.83 plus pillows at \$403.90, for a total amount of \$49,081.73; and that the Board of Directors levy a special assessment in the amount of \$49,081.73 against all Unit Owners to pay for the project. The motion was seconded by Jim Doyle. Chris Greenawalt, Jim Doyle and John Forgach voted for the motion. Shawn Smith and Mel Howard voted against the motion. The motion passed. Chris commented that the entire project is expected to cost around \$60,000.00 with incidental costs, such as marble refinishing, lighting and decorations, but the Board had concerns as to whether the additional costs could be specially assessed without written proposals.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Debra Alascio,  
Secretary