

**Belt's Landing, A Condominium, Inc.**  
**Board of Directors Meeting**  
**November 23, 2009**  
**Minutes**

Board Members present were: Shawn Smith, President  
Jim Doyle, Vice-President  
Debra Alascio, Secretary  
Chris Greenawalt, Member

Village Representatives present were: George Bereska and Joe Gier

Belt's Landing Residents present were: Fran & Toby Valmas, Donna Howard, Judy Ward, Jan Walecka, Walt Flory, Laurie Scheinman, Debra Tempera, Mark Berman, Nelson Roos, Ron Klemkowski

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

**1. Thanks and Introduction.**

Shawn began the meeting by announcing Mel Howard's resignation from the Board. Shawn extended thanks to Mel on behalf of the Board and all Unit Owners. Mel served as Board Secretary from April through October 13<sup>th</sup>. Shawn introduced Debra Alascio, who was appointed by the Board as Mel's replacement. Debra will assume the office of Secretary. The term of Debra's appointment is until the next annual meeting in April 2010.

**2. Review of the October 13, 2009 Board of Directors Meeting Minutes.**

The minutes were approved as corrected and read.

**3. Treasurer's Report.**

John Forgach was not present so there was no Treasurer's Report.

**4. Management Report.**

George Bereska presented his management report to the Board which included:

- A. Financial Report:** Arrears Report dated 11-19-09; Regular Reserves as of 10-31-09; and, Monthly Financial Statement as of 10-31-09.
- B. Operations items discussed from Task List.** The main issue is continuing **water leaks in Units 311, 314, 616 and 706.** Work by Structural Preservation Systems (SPS) has been approved and has begun on Units 616 and 706. Repairs have been made to Unit 311, which appear to be working; George will contact Mel Howard regarding continuing leakage in his Unit (314). **Lighting upgrades and repairs in the garage** have been completed (with exception to a short that we have not been able to find). There are still **7 balconies that have not been painted;** 201, 401, 514, 517, 611, 615, 616. **Pool repairs** to piping have been approved. Work will be scheduled to begin in December. **Vending Machines** have been removed from Mailroom.

**5. Special Thanks.**

Special thanks to Toby Valmas for getting the City to repair the Promenade brickwork. Special thanks to Judy Ward and Jan Walecka for organizing our building drawings and working with Habitat for Humanity to remove all of the junk in and behind the Community Room, the Lobby closet and other areas. Special thanks to Judy Ward for managing repair of Gym equipment.

**6. Nominating Committee**

Shawn made a request for a Nominating Committee Chairperson volunteer. There were no takers at the meeting.

**7. 2010 Annual Budget.**

The 2010 Annual Budget was presented by Shawn Smith to the Unit owners on November 23, 2009 and was formally adopted. Chris Greenawalt made a motion to accept the proposed budget; Jim Doyle seconded the motion; The vote was unanimous and the motion passed.

**8. Lobby Renovations and Assessments.**

Chris Greenawalt requested an increase to the initial total, increasing the total budget for the Lobby Renovation to \$60,000.00. In the previous meeting Chris believed the entire project was expected to cost \$60,000.00 with incidental costs such as marble refinishing, lighting and decorations. The increase adds approximately \$16,000.00 to the original total of \$49,081.73. The assessment will be due within 45 - 60 days from the mailings but not later than January 31, 2010. This assessment will include the Pier Homes and Yacht Club since this is a C1 expense. Village Management will send out invoices to all Unit Owners. The Lobby Renovation is expected to begin in January 2010. Chris made a motion to accept the revised total; Jim seconded the motion. The vote was unanimous and the motion passed.

**9. Owners Concerns.**

1. When will all roof exhaust fans be completely replaced? *This is an open item for George Bereska and he will report at next meeting.* 2. A drain pipe on the 3<sup>rd</sup> Floor of the garage is broken and dumping water directly onto a car. *This is an open item on George Bereska's list to be reported at next meeting.* 3. A request was made to distribute the agenda with Notices of Board of Directors meetings so that Unit Owners will know in advance the issues to be discussed at the meeting. *The agenda will be distributed with Meeting Notices.* 4. A request was also made to give a more advanced notice when residents are facing additional assessments. *It is the policy of the Board of Directors that any projects requiring special assessments are discussed several times in the normal course of Board of Directors meetings; therefore, any owner attending Board meetings will be aware of any assessments. Unit Owners are encouraged to attend Board meetings if they want to know what is going on.*

**10. Board of Directors Vote on Open Items.**

Open items included 2010 Annual Budget, increased Lobby Renovation Assessment, water leak repairs, Jacuzzi/Pool repair, removal of vending machines

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

Respectfully submitted,

Debra Alascio,  
Secretary