

**Belt's Landing, A Condominium, Inc.**  
**Board of Directors Meeting**  
**February 2, 2009**

The meeting was called to order at 7:05 p.m. by President Shawn Smith. Board members present: Chris Greenawalt, Sue Hochstein, John Forgach.

**Minutes** A motion to accept the minutes as corrected was approved unanimously. Motion, Chris; Second, John.

**Treasurer's Report** John Forgach reported that while there is a large balance in the operating account, most of it is from the increase in the 2008 budget and is earmarked for the dryvit repair now underway. As of December 31, 2008 the operating account balance was \$147,331.48; the reserve account balance was 174,864.05.

**Election of New Director** A motion to elect Jim Doyle to the Board of Directors passed unanimously. **Motion, Chris; Second, Sue** Jim Doyle will complete the term of Jeanne Murphy who resigned from the Board in December, 2008. Shawn thanked Jeanne for her service to the Board especially in getting us off the dime regarding the lobby.

**Management Report** See Attached.

**Nominating Committee** Debra Alasio will chair the nominating committee this year. On the nominating committee are: Mark Berman, Tina Kitchen, Ron Klemkowski and Sheila Perkinson. Two Board positions are to be filled at the next Annual Meeting/Election on April 7, 2009. Anyone wishing to run for a Board position or to nominate another person should contact any member of the Nominating Committee.

**Swimming Pool** The Board pool contracts from American Pool and DRD. Chris will meet with the lifeguard before the season to explain our monitoring procedures. A motion to contract with American Pool passed unanimously. **Motion, Chris; Second, Sue.**

**Building Maintenance**

**Trellis Repair** The trellises on the penthouse level are attached to the building through the dryvit. They are deteriorating and it is possible that water may penetrate and damage unit interiors. SPS who is presently doing the dryvit repairs has tendered a bid for work to repair the deteriorating trellises and caulk the areas around them. A motion to accept their bid and have the trellises repaired passed unanimously. **Motion, Chris; Second, Jim.**

**Windows** The work being done to reface and repair the dryvit has resulted in a sticky coating on the windows that is difficult to remove. George will ask SPS to wash the windows as part of their clean-up process.

**Townhouse Trim Painting** The green woodwork on the Fell Street townhouse needs to be repainted. The Board reviewed several bids for the work and a motion to contract with Palmer passed unanimously. **Motion, John; Second, Jim.**

**Yacht Club Deck** The deck between the yacht club and the promenade needs repair. George will contact contractors for prices to replace the deck as soon as possible. There will be no changes to the existing design so no problems with the city are anticipated. In

a separate issue the yacht club will appeal the notice to remove the fencing recently installed on the promenade and replace it closer to the edge.

**Rules and Regulations** Ron Klemkowski has received the new rules and regulations from Bruce Brown, Belt's attorney. They will be given to the Board for a final review and then sent to the Council of Owners for approval.

**Several Housekeeping Issues** Chris volunteered to draft a letter to residents reminding them to return grocery carts to the cage in the garage, close the outside doors, dispose of trash properly, park bikes in the racks in the lower garage level. George will look into having the multitude of doors in the generator room removed.

**Lobby** The Board will review construction proposals for the Lobby next week and plans to have a full presentation to the Council of Owners at the Annual Meeting.

**Resident Concerns**

Sylvan Cornblatt (a Pier Home owner) reported that someone had spilled an oil-like substance on his car. He feels the garage is dirty and oilspills need to be cleaned. George will schedule a cleaning.

Patrick McKoen would like a package of information to go to each new resident.

Walt Flory reported that the elevators have stopped working properly several times in the last month. We have a contract with Otis for elevator repair. Staff should call Otis whether or not they have been able to restore the elevator to service.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Sue Hochstein, Secretary