

**Belt's Landing, A Condominium, Inc.**  
**Board of Directors Meeting**  
**February 22, 2010**  
**Minutes**

Board Members present were:        Jim Doyle, Vice-President  
   John Forgach, Treasurer  
   Debra Alascio, Secretary  
   Chris Greenawalt, Member

Village Representatives present were: George Bereska and Joe Gier

Belt's Landing Residents present were: Toby Valmas, Walt Flory, Laurie Scheinman, Nelson Roos, Ron Klemkowski, Mary & Richard Widomski, Veronica Kimmitt, George & Hillary Arnouatakis, Patrick McKoen, Jane Hellawell, (Tom & Teresa Greenwell arrived late, meeting over)

**1.        The meeting was called to order by Chris Greenawalt at 7:10 p.m.**

**2.        There was no review of November 23, 2009 Board of Directors Meeting Minutes.**  
The Board of Directors has instituted a new policy to review minutes within a one to two week period after each Board meeting to allow for timely delivery of information. This information will be placed on our website within two to three weeks after any meeting for review by all. The November Minutes were reviewed and approved on January 11<sup>th</sup> and placed on the website.

**3.        Treasurer's Report.**  
John Forgach reported that regular reserves are at \$250K and that operating accounts are at \$122K with \$91K in Cash which includes the Special Lobby Renovation Assessment Collection of \$43K to date.

**4.        Management Report.**  
George Bereska presented his management report to the Board which included:

- A. Financial Report:** Reviewed Arrears Report as of February 22<sup>nd</sup> which included Special Assessment delinquencies, a motion was made by Jim Doyle to apply late Fees beginning March 1<sup>st</sup>, the vote was unanimous and the motion passed; report also includes Regular Reserves as of 1-31-10; and Monthly Financial Statement as of 1-31-10. **Other items noted were expenses that would exceed the planned budget for 2010; 1. Electricity and 2. Snow Removal**
- B. Operations items discussed from Task List.** We continue to deal with water leaks in Units 311, 314, 616 and 706 but we are making extremely good progress in this regard. 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, upon removal of tiles and caulking on the balconies of 614 and 613 the leakage in Unit 314 has been significantly reduced. The plan is to remove any tiles and caulking on the balconies of 514, 513, 414 and 413 as well. Any tiles that have been placed on balconies have been placed there at the unit owner's risk, if these tiles continue to be the problem to units below they will have to

be removed by the owners at their own expense. The major snow storms have presented additional issues of which we have stayed ahead of by removing all of the snow off of the upper floor balconies due to the weight and possible damage to units below, this has been done twice. George also expressed a Special Thanks to the whole condominium regarding our cooperation while being inconvenienced and having to hold our own trash while the city was shutdown due to the storm. Pool repairs have been made and will be tested in the spring.

**5. Nominating Committee**

Veronica Kimmitt agreed to be Chairperson prior to this meeting and reported at the meeting that no one has submitted a resume to run in the upcoming election for the board. There are 4 positions up for renewal, President, Treasurer, Secretary, Member and resumes are due by February 26<sup>th</sup>.

**6. Lobby Progress**

The Lobby is progressing on schedule as reported by Chris Greenawalt and should be completed on or about April 1<sup>st</sup>.

**7. Belt's Suit Against Robey**

Jim Doyle reported that Belts Landing has initiated a lawsuit against Robey Contracting for work performed incorrectly causing continued water damage.

**8. Owners' Concerns**

*1. Laurie Scheinman presented pictures and reported a leak in the garage containing a white substance which dripped onto her car; there was no damage to the car, this is believed to be coming from the courtyard drains which become clogged and overflow into the garage, the 1<sup>st</sup> and 4<sup>th</sup> floor of the garage are affected, George will place this on Bob's Task List.*

*2. Jane Hellawell requested that we place the plans for the Lobby Renovation at the front desk so that residents could view them, Chris will provide these.*

*3. Nelson Roos was concerned about the amount of money we're spending for snow removal and offered to obtain a competitive bid from the contractor that works for his church.*

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

There were no open items.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Debra Alascio,  
Secretary