

**Belt's Landing, A Condominium, Inc.**  
**Council of Unit Owners**  
**Annual Meeting**  
**April 6, 2010**  
**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, Nelson Roos, Ron Klemkowski, Mary & Richard Widomski, Veronica Kimmitt, George & Hillary Arnouatakis, Patrick McKoen, Shari & Barry Tonkinow, Jan Walecka, Judy Ward, Tina Kitchen, Phil Johnson & Susan Quinn, Mary & Edward Craig, Tim Yates, Tim Boswell, Richard Horenstien

1.     **Commencement.** The meeting was called to order by Shawn Smith at 7:10 p.m.
2.     **Certification of Quorum.** A quorum was certified.
3.     **Call for Nominations and Official Ballots.** No additional nominees were presented. There were 4-openings to the Board and 4-candidates running. The candidates were Chris Greenawalt, John Forgach, Debra Alascio and Nelson Roos. Proxies were counted by Village Management prior to the meeting with only ballots presented at the meeting remaining to be counted. Joe Gier from Village counted the final ballots during the meeting and determined results.
4.     **Approval of 2009 Annual Meeting Minutes.** There were no minutes available from the 2009 Annual Board of Directors Meeting as the secretary, Sue Hochstein, at last year's annual meeting was out of town.
5.     **Treasurer's Report.** George Bereska reported that due to the EFIS Rehabilitation project, we were temporarily in a negative cash flow situation in the amount of \$74,751. After the special assessment was collected we were back to a positive cash flow of \$4,500.00 by the end of 2009.
6.     **President's Report.** This was Shawn Smith's last report and goodbye as President of the Board (Boohoo). **To sum up accomplishments over the last 4 years;** Belt's is financially sound with \$200K in reserves, 2+mil dollar lawsuit settled, filed suit against Robey, Inc. to effect repairs to Fell Street wall, repaired EFIS and sealed the balance of building, established ongoing calendar to aid future Boards with deadlines for invoicing-budgets-meetings-etc, feels Bob has established himself as invaluable with respect to roof/water leak repairs, moved to end water leaks in all units with a few left to complete   **Advice;** Prior to construction of the Broadway Pier we need to have our building video taped showing current conditions of the structure, continue to annually upgrade / improve and maintain any new work and work already completed to the building, continue to run the building like a business by monitoring expenses and getting multiple bids on any contract work necessary, work to reduce energy costs since it

is one of our largest expenses and schedule any large expenditures over periods of several years, adopt the new rules and regulations that Chris and Ron so diligently revised and last but not least **Special Thanks;** prior Board members Jeannie, Mel, Sue, for past committees Jan, Mary, John Sweeney, for Legal advice from Ron on Lawsuits and his tremendous efforts in saving property taxes on our garage spaces, to Toby with pool issues and anything else that has been asked of him, with the biggest thanks of all to Judy for all of the lost hours attributed to this position, Shawn also offered his support in times of need and said farewell, Shawn received an overwhelming applause of gratitude for his efforts for the past 4-years.....

**7. Unfinished Business.** Our new pool contractor DRD Pool Company presented us with a list of 14 items totaling over \$5K for the pool area which we have reviewed and deemed expensive and unnecessary, we will invest in the spa insulation cover and the spa equalizer repair but didn't feel that many of the items were necessary, George reported that we had a specialist tasked to determine if the work that Robey performed on Fell Street was substandard or related to other issues such as the sprinkler system and it was determined that there are continued caulk/sealing failures as well with membrane overlap, George reported the city is now providing 2-trash and 1-recycle pick up per week, he added that as of July 1<sup>st</sup> there will be no city provided bulk trash pickup and that residents should refrain from placing bulk trash in that designated area in the garage, we presented George with a list of spring clean up items for our maintenance people that will be carried out over the next few weeks, the lobby project is continuing with hopes of being complete by May 1<sup>st</sup>

**8. Owners Concerns.**

*1. Tim Yates was reassured that the problem with water leaking into his Unit is being addressed. Shawn reported that the problem appears to be with the membrane in the planters. Bob will address the problem.*

*2. Edward Craig requested that we find a way to make the halls brighter on the 4<sup>th</sup> floor and reported that as a new owner that it was his only complaint with the building, very happy here, Jan suggested that we remove lighting where unnecessary on the 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> floors by the windows along Fell Street and add lighting to the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors*

*3. Tim Boswell, new owner was concerned about the money being spent on the lobby when the roof is more important. Shawn assured him that we wouldn't spend money on the roof until absolutely necessary and that we have been diligently working on having enough reserves to handle such expenditures. Also, George Bereska pointed out that we have two roofs with two different style substrates and both would not be required to be replaced at the same time*

*4. Mary Widomski had major concerns that we have asked residents to use the freight elevator when carting their wears in and out of the building. This elevator is already in need of renovation. The elevators will be one of the next projects for upgrades.*

*5. Jan Walecka asked about the timing/completion of finishing her Unit due from the water damage over the last few months. Shawn assured her that this is a priority and hopefully the work will be completed over the next few weeks*

*6. Veronica Kimmitt inquired about the fact that pets and strollers would not be allowed on the refinished/replaced marble in the lobby area as well as carts and that it seemed a little extreme. Barry Tonkinow suggested some sort of rubber matting be used where the dual elevators are to protect the floors and still allow carts to be brought through that area. Ron responded that pets are allowed through the lobby based on the current Rules and Regulations*

*7. George Arnaoutakis asked whether we ever schedule cleaning of the awnings on the front of the building and also asked if the small striped awnings could be removed due to filth and having no noticeable purpose. The board agreed to look into this issue*

*8. Toby Valmas just wanted to add that he and Fran are very happy with the renovation of the lobby and grateful that it is finally getting done as it increases all of our property values. He encouraged us to continue to upgrade the building over the next few years, and added that the prior problems with water leaks in their Unit have been corrected.*

*9. Ron Klemkowski suggested that in an effort to reduce our utility bills that we place lockable programmable thermostats with timers as well as programmable lighting on each floor. The Board directed George Bereska to investigate the cost of replacement.*

**9. Election Results.** The 4-candidates running were nominated. The New Board will meet to determine which individual will fulfill which position. This will be announced on the website within the next couple of weeks.

**10. Adjournment.** The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Debra Alascio,  
Secretary