

**Belt's Landing, A Condominium, Inc.
Board of Directors Annual Meeting
April 10, 2012 Minutes**

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

Village Management representative present: George Bereska

Belt's Landing Residents present were: John Vacoutis, Ellen Weston, Robyn Salawitch, Judy Ward, Bruce & Brenda Besore, Ron Klemkowski, Steve Pfeifer, Michael Stovic, Patrick McKoen, Tina Kitchen, Veronica Kimmett, Richard Horenstien

1. **Commencement.** The meeting was called to order by Nelson Roos at 7:02 p.m.
2. **Certification of Quorum.** Certified.
3. **Call for Nominations and Official Ballots.** There were two additional nominees presented. There were 3-openings to the Board and 5-candidates running. The candidates were Nelson Roos, John Forgach, Chris Greenawalt, John Vacoutis and Ellen Weston. Most ballots were pre-counted by Village Management prior to the meeting with only ballots presented at the meeting remaining to be counted. George Bereska from Village counted the final ballots during the meeting and determined results.
4. **Approval of 2011 Annual Meeting Minutes.** The minutes were approved prior to the Annual Board of Directors Meeting and posted on the website in 2011.
5. **Management Report.** George reported a list of items completed from Bob's task list. Additional items include cleaning the garage scheduled for May 16th and several painting tasks including the ceilings and the lines in the garage for parking.
6. **Treasurer's Report.** Total Assets \$301,029.65, Replacement Reserves \$237,775.06 and Operating Accounts of \$63,254.59.
7. **President's Report.** Nelson Roos highlighted a short list of our accomplishments for 2012 which included management improvements, leak repairs and building upgrades.
8. **Unfinished Business.** Continue to work water leaks as main priorities; Unit 704, 301, 302, 311, 303 and 305; discussed upgrades to the building beginning with the elevators and we received positive feedback from owners in regards to renovations of the rest of the building which will begin in 2013

9. Owners Concerns.

- 1. John Vacoutis 701, asked if there were any capital expenditures planned, George replied as the main item would be the roof which we believed would last until 2013*
- 2. Judy Ward 317, Tina Kitchen 513, Veronica Kimmett 704, Jim Doyle 617, John Vacoutis 701 all complained about the noise level of the balcony work being performed on unit 705 and were assured that it was only a two week project.*
- 3. Patrick McKoen 502, asked the status of when the Brick Courtyard would be put back together in front of units 311, 303 and 305, George assured Patrick that we were working as quickly as possible to complete all leak repairs on the courtyard.*
- 4. Robin Salawitch 407, was concerned about the water pooling on her balcony, Bob scrapped the concrete and applied filler, we will see if the remedy worked, Robin also asked if we could send out to all owners a flyer with contractors who clean dryer vents and information on ageing hot water heaters*
- 5. Judy Ward 317, pointed out stains on the carpets as a result of pet messes, we will continue to monitor and shampoo carpets as needed when these issues arise*

10. Election Results. There were 5-candidates running. The positions to be filled are President, Treasurer and Member; Nelson Roos, John Forgach and Chris Greenawalt were nominated for these positions. Their new term is a 2-Year Term which ends in 2014.

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

Respectfully submitted,

Debra Alascio,
Secretary