

Belt's Landing, A Condominium, Inc.
Board of Directors Meeting
June 14, 2010
Minutes

Board Members present were: Nelson Roos, President
 Jim Doyle, Vice-President
 Debra Alascio, Secretary

Village Representatives present were: George Bereska and Joe Gier

Belt's Landing Residents present were: Fran & Toby Valmas, Teresa Greenwell, Donna Howard, Steve Pfeifer, Laurie Scheinman, Patrick McKoen, Jan Walecka, Judy Ward, Shawn Smith, Tim Boswell and Bess Lintner

1. Call to Order

The meeting was called to order by Nelson Roos at 7:10 p.m. with an introduction of the Board members elected in April

2. Minutes

The minutes from the last meeting were reviewed by the BOD prior to the meeting and placed on the Web Site on April 20, 2010

3. Treasurer's Report

In John Forgach's absence, George Bereska reported the regular reserves are at \$267K, \$9K in checking, expenditures of \$22K over budget. George reports areas over budget are due to Snow Removal, Pool Maintenance and Insurance as reported in the meeting in February

4. Management Report, Task List and Old Business

George Bereska presented the management report to the Board which included:
A. Financial Report: reviewed Arrears Report as of June 14th, Regular Reserves and Monthly Financial Statement as of May 31, 2010
B. Task List Operations items discussed. The continued major area of water penetration is unit 706 and 616 and work will begin on these units as soon as approval from the Preservation Society's Design and Review Committee for the proposed fix by SPS. Permits will be obtained by SPS and work will begin on or about July 19th. The Robey Suit is ongoing with a meeting scheduled at Belt's Landing on June 15th

5. New Business Ongoing Items for BOD Review

A. Publish Mission Statement – will be reviewed and published by next meeting
B. Adopt/Publish Revised Condo Rules and Regulations – will be reviewed and sent to Owners in about a month from this meeting with an estimated approval meeting in late August
C. Unit 936 Window Issues – a request from Mark Berman was made once again regarding replacement of his windows
D. Bench on Fell Alley Courtyard – decision was made to add a bench to the courtyard

- E. Awning Removal Quotations – George to report back, we have received 2 quotations and are looking for a 3rd
- F. BGE Utility Survey – George will report back, he continues to get runaround from BGE
- G. Upgrades to the Facility going forward – Elevators, all floors included except the Penthouse level and no work has been scheduled at this time

6. Owners Concerns.

- 1. Teresa Greenwell, wanted everyone to be aware of a person that crept into the garage behind her tenant's vehicle while entering the garage late one evening. This happened after midnight and her tenant happened to see the man come in. She did not get out of the vehicle, but drove back out of the garage instead. The tenant sent an email to both George Bereska and Teresa describing the incident. Teresa wanted the email to be posted on the bulletin and the BOD acknowledged the request and will have the email posted*
- 2. Donna Howard, Unit 314, reported that she still has a leak in her storage room and wanted to know when Bob would be back to try and fix the problem, she also wanted to know when the flower pots would be removed from Veronica Kimmitt and Mary Widomski's ledges, it was reported that the BOD is aware and will be addressing the issue*
- 3. Tim Boswell, new owner is concerned about rodents in their townhome, George Bereska believes the issue is in the Electrical Room that can only be accessed by BGE. George will make the calls necessary to get into the room with the exterminator. George will report back*
- 4. Steve Pfeifer, Unit 508, was very irate about the awnings on the front of the building and demanded that we not remove them*
- 5. Steve Pfeifer, Patrick McKoen, Laurie Scheniman were very vocal about the old, broken furniture and pictures that were removed from the 5th and 6th floors and wanted to know when those pieces would be returned or replaced. It is not likely that these areas will be addressed until all elevator lobbies are renovated, which has no scheduled date as of this time*
- 6. Fran Valmas, Unit 305, had a concern about the unsightly trash bins by the entry to the garage and asked what we could do in that regard, we will report at the next meeting*
- 7. Shawn Smith, Unit 317, asked if we had made any progress in obtaining someone to video tape the building prior to the construction on Thames Street, George will contact our insurance company and report back at next meeting*

7. BOD Vote on Open Items

Approved work for 706 and 616 based on conference w/Adrian from SPS on the breakdown of permits

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

Respectfully submitted,

Debra Alascio,
Secretary