Belt's Landing, A Condominium, Inc.
Board of Directors Meeting
September 18, 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: Ron Klemkowski, Ira Greenstein, Veronica Kimmitt, Stephanie Jenkins, Bruce & Brenda Besore, George Arnaoutakis, John Vacoutis, Tina Kitchen, Shawn Smith, John Parlato

1. **Call to Order**
   The meeting was called to order by Nelson at 7:05 p.m.
2. **Management Report / Update from Village Management**
   George reported a list of items completed by Maintenance and ongoing items in need of completion
3. **Treasurer's Report**
   Replacement Reserves as of 8-31-12 was $255,518.00 with Operating Accounts at $37,000.00
4. **Unfinished Business**
   - Review 2013 Budget
     George reports that we are currently under budget but due to increases from Baltimore City Water of 9%, in need of HVAC Service Contract, the 2013 proposed budget will include a 2.5% increase
   - Hallway Remodeling
     Chris presented the Second Phase of the Upgrades to the interior of all floors above the lobby including the elevators, paint, carpet, lamps, art, furniture, window sills, blinds on 5th, 6th and 7th floors and polishing the marble on all floors
   - Bike Rack Initiative
     There is no champion for this project and the condominium is not obligated to provide areas to store bikes for owners/renters
   - Rental Roster
     35% of the building is occupied by renters which imposes more wear and tear on the building and requires more management
   - Water Leaks
     It was reported that the brick courtyard was leak free but waiting for a heavy rains to confirm. New leaks reported in Unit 617
5. **Comments from Owners**
   John Vacoutis had a very positive response to Chris' presentation of the Second Phase of upgrades to the building; Tina Kitchen also had a positive response to the upgrades since the 5th Floor of the building seems to have the most wear, tear and odor; George Arnaoutakis wanted know when the awnings were going to be removed from the front of the building
6. **Adjournment**
   The meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Debra Alascio,
Secretary