

**Belt's Landing, A Condominium, Inc.**  
**Board of Directors Meeting**  
**December 9, 2008**

The meeting was called to order at 7:15 p.m. by President Shawn Smith. Board members present: Jeanne Murphy, Chris Greenawalt, Sue Hochstein, John Forgach.

**Minutes** A motion to accept the minutes as corrected was approved unanimously. Motion, Chris; Second, Jeanne.

**Treasurer's Report** There was no Treasurer's Report

**Management Report** See Attached.

**Lobby Update** Jeanne reported that the lobby survey indicated that most residents would prefer a lobby update over any other improvement. Jeanne and Sue met with two designers and a lighting specialist who were asked to submit proposals for the lobby. The designers inquired about the Fell Street and garage entrances and included upgrades for those areas as well. The designers understood that the firm chosen would be paid \$2,500 for the design work but that the condominium would contract for the actual construction. The design and a selection of colors will be available at the next Board meeting for the residents to approve. The cost of renovations would come from an assessment against the 2009 budget. Ron Klemkowski mentioned that the lobby is common area and the Pier Homeowners should be included in any assessment.

A motion to approve payment to Fifield Designs for their proposal passed unanimously.

**M. Chris; Second, Jeanne.**

**Budget** The 2009 budget was adopted. A Motion to adopt the 2009 budget passed unanimously. M, Chris; S, John.

**Landscape Budget** A three year contract with no price increases with Brickman has been negotiated. A motion to approve the new contract passed unanimously. **M, Chris; S. Jeanne.**

**Swimming Pool** Pool maintenance contracts have been submitted by American Pool and DRD Pool Services. Discussion was tabled pending review of the contracts.

**Townhouse Paint and Repair** The woodwork on the Fell Street townhouses is scheduled to be painted early next year. Several unit owners have asked that wooden French doors be repaired or replaced if necessary. Sue will contact George regarding replacing the doors.

**New Business** Staff has brought to the attention of the Board that leaving the exit door to the garage open during morning "rush Hour" poses a security risk. The Board agreed that staff be instructed not to leave the door open.

Resident Concerns Residents expressed concerns about the condition of the freight elevator, dim lighting in the hallways, work on windows, caulking, etc. that has gone unfinished for months.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Sue Hochstein, Secretary

**BELT'S LANDING, A CONDOMINIUM, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MANAGEMENT REPORT**  
**December 9, 2008**  
**7:00 pm**

**I. Financial**

**Arrears Report:** Attached is a copy of the arrears report dated December 8, 2008. Due to the timing of the building, late fees have not been applied.

**Regular Reserves:** As of 10/31/08, the fund balance was \$ 231,619.77 in regular reserves.

**Monthly Financial Statement:** The financial statement for October 31, 2008, was previously distributed. The November statement is not yet available.

**II. Operations**

**Pest Control:** Phase two is now in progress.

**Office Window:** The office window has been replaced. The association's attorney is still pursuing the incident with the unit owner.

**EIFS Rehabilitation Project:** The swing stages are in place, the colors have been chosen, and repair work is underway. Roofers are also inspecting a leak that occurred in 706. In the meantime, SPS has created pathways on the roof so that roofers do not walk on the ballast (rocks) Pictures of this were sent to the Board.

**Unit 314:** Bob has been conducting numerous water test and performing multiple repairs to the unit. However, water still entered the utility closet after a soaking rain on 11/30/08. A roofer does **not** believe the leak is coming between the membrane and the concrete slab as the two are adhered to one another. Bob is continuing to investigate, especially in the utility room. There is no further leakage in the bedroom.

**Leakage into Units 609 and 309:** Unit 609's repairs are on schedule. The residents had to be displaced for a brief period; however, their home owner's insurance covered it. 309's repair poses a unique situation in that there is below grade concrete that may pose a "weeping" problem in the future. The owner has been informed and the matter is still being investigated. Please refer to the attached release from PBI.

**Contracts to be Signed:** Landscaping, Pool, Town Home Façade Painting.

**Unit 948 Request:** The owners of unit 948 have made a request regarding the French doors for the Board's consideration. The request is attached.

Respectfully submitted,

George Bereska, CMCA®, AMST™  
Property Manager  
Belt's Landing Condominium