

**Belt's Landing, A Condominium, Inc.
Board of Directors Annual Meeting
April 5, 2011 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 were: George Bereska

Belt's Landing Residents present were: Steve Pfeifer, Michael Stovic, Teresa and Ron Greenwell, Patrick McKoen, Elizabeth Hunt, Kristen Kushiya, Richard Horenstien

1. **Commencement.** The meeting was called to order by Nelson Roos at 7:10 p.m.
2. **Certification of Quorum.** Certified.
3. **Call for Nominations and Official Ballots.** No additional nominees were presented. There were 2-openings to the Board and 2-candidates running. The candidates were Jim Doyle and Debra Alascio. 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 2010 Annual Meeting Minutes.** The minutes were approved prior to the Annual Board of Directors Meeting and posted on the website in 2010.
5. **Management Report.** George reported a list of 25 items completed from Bob's task list. Additional items include cleaning the garage scheduled for May 2nd and painting the trellises at the Penthouse Level. George also reported our new pool company US Aquatics.
6. **Treasurer's Report.** No report.
7. **President's Report.** Nelson Roos highlighted our accomplishments for 2010 which included management improvements, leak repairs and building upgrades. Along with reporting the accomplishments of 2010 the Board outlined a Mission Statement for Belt's Landing, touting our amenities, our desirable location and community.
8. **Unfinished Business.** Continued work due to water leak on the front wall of Unit 311; discussion of removal of awnings on the front of the building – a poll of the residents whose windows are covered with the awnings will be taken to determine removal; new bike racks were brought up again – George will get pricing; housings covering the thermostats will be lockable; painting long hallway on first floor; Bob continues to work on window issues in units 417, 604, 611, 617

9. **Owners Concerns.** We would like to welcome 3 new residents to the building who also attended the meeting, Betsy Hunt Unit 950, Michael Stovic Unit 614, Kristen Kushiya Unit 938.
- 1. Richard Horenstein 417, asked if there were any long range special assessments planned, as renovations take place there will be special assessments*
- 2. Betsy Hunt 950, concerned about the size of several parking spaces and pointed out that maybe they should be made motorcycle spaces*
10. **Election Results.** The 2-candidates running for the positions of Vice President and Secretary were nominated to a 2-Year Term which ends in 2013.
11. **Adjournment.** The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Debra Alascio,
Secretary