

**BELMONT DEVELOPMENT HOMEOWNERS ASSOCIATION, INC.**

Meeting of the Board of Directors

July 24, 2014

6:30 PM

Belmont Clubhouse

Location

Belmont Clubhouse

Call to Order

The meeting was called to order at 6:30 PM.

Attendance, Quorum of Board Members

Board members present were Chris Schreier, Michael Skobel and Kevin Spellicy. Representatives present from Guardian Association Management (Guardian) were Kelly Burch and Tom Eaton.

Reading of Minutes, or Waiver

Chris made a motion to waive the reading of the minutes of the April 17, 2014 Board meeting. Kevin seconded the motion and it was approved unanimously.

Report of Officers

President – Chris Schreier.-No Report

Vice President/Treasurer – Kevin Spellicy-No Report

Secretary – Michael Skobel. No report

General Managers Report

Tom mentioned that the window was fixed and were the fans. Lori Clardy will be cleaning the pool house every Monday and Friday during season and weekly during the winter months. Lori also pressured washed the pool house tiles. The “No Trespassing” signs have been put up. Management has received one bid for cameras and one bid to install a new card reader that will record the number of the card used to enter the pool house. The new system will also allow the board to disable the card when residents move or do not pay their maintenance fees. Balsingers also provided bids for enhancing the entrances, and pool house area. Management also asked the Board to appoint a landscape committee, consisting of 3 residents, one from each phase.

New Business

**Cameras- one bid has been received and given to the Board for installing dome cameras within the pool house area. Jacksonville Sound is preparing another bid.**

**Card Reader- one bid has been received and given to the Board for installing a new magnetic card reader. Jacksonville Sound is preparing another bid. Currently, no new cards can be added to the current card reader as it is at maximum.**

**Amending Document- it was recommend to the Board to create a committee to review the current documents, provide suggestions for changes and amending the documents and any changes at one time. Michael Skobel mentioned that he would probably be resigning from the Board in November of 2014.**

**Landscape committee- Zack Lincoln and Shelly Carr have agreed to be on the Landscape Committee.**

**Chris moved and Kevin seconded a motion to charge a 60.00 dollar security deposit to be paid upfront when a resident reserves the pool house. A check will be made to Belmont and only deposited into Belmont's account if the resident does not clean up after their party. Motion carried unanimously**

**Chris moved and Kevin seconded a motion to not waive late fees for any resident who is late in paying their quarterly assessment. Motion carried unanimously**

**Chris moved and Keven seconded a motion to adjourn the meeting at 7:25 p.m. Carried unanimously**

**The next Board meeting is scheduled for August 28<sup>th</sup>, 2014 at 6:30 p.m. at the Belmont pool house.**

Submitted by Tom Eaton, CAM