

BELMONT VILLAGE MAINTENANCE ASSOCIATION
ANNUAL MEMBERSHIP MEETING
DECEMBER 4, 2023
BAYBERRY UNITED CHURCH OF CHRIST

The meeting was called to order at 6:25pm at United Church of Christ, in Bayberry by Sandra Pitrelli and Maria Joyal 2nd the motion.

We, as Board Members, introduced ourselves to those present: Lauren Naum (President), Maria Joyal (Treasurer) Sandra Pitrelli (Board Member), Evan Wojtaszek (Board Member), Chris Taylor (Board Member). Board Members Absent: Bernie Dziczkanec and Michelle Hartman.

Unfinished Business

Wall on Belmont Drive that is deteriorating. Evan said when he talked to the Town of Clay about this, they said it was built before the Code came into existence. Therefore, the town can't do anything about it. The Homeowner on the corner of Candlelight and Belmont has agreed, but the Homeowner on the other corner of Belmont is disagreeable.

Discussion on Sealing/Stripping/Numbering Parking Spots

The contractor, S & T Construction and More, did a terrible job with the parking spaces. The Board made a decision that what we paid him for a down payment, was payment enough, considering we had to hire CNY Contracting to finish up.

We found that the overall quality of the work performed did not measure up and was not consistent with the Town of Clay code. The parking spaces that he did finish weren't bad enough, but he left several spots undone. We had to get a contractor, which did this job a few years back, CNY Contracting to come and finish what Scott didn't. The majority ruled the parking spaces will have to be redone in the Spring of 2024. We will check on Scott's insurance.

In addition, it was discussed that several parking spaces will need an overall replacement, not just sealing.

Discussion was held on Sidewalks

We will contract out locally, as well as out of the area, for sidewalk quotes, which we are hopeful to have this done and finished in 2024. We struggled to get contractor quotes and even when we did, they were not followed up on by the contractor. These sidewalk repairs that are ABSOLUTELY needed. One of the quotes received was in excess of \$50,000. This, in large part, necessitated the increase in our dues.

Discussion was held on Commercial Grounds

A request was given for shoveling homeowners' steps and salting them. We will check that out. Also, to check on if the salt used is pet friendly.

Peg requested that a letter be sent to Mr. Maggio regarding his roof, because of squirrels entering in and out of it.

Discussion on Trash/Illegal Parking

Spoke about notices being sent out. We didn't go over fines as the meeting was cut short, due to the room being overbooked.

2024 Budget:

Discussion and questions addressed regarding the Budget for 2024 and the need to increase dues to \$90. The proposed \$90 increase passed by majority vote. Dues to increase starting January 1, 2024.

A motion was made at 7:00pm to adjourn by Evan Wojtaszek and 2nd by Lauren Naum. Passed unanimously.