

January 15, 2026

Letter to Members of the Belmont Home Owners Association

Dear Fellow Members,

2025 was a relatively uneventful year for the Association.

Considerable work went into keeping the roads clear as heavy rains were experienced again this year. Weather conditions were somewhat better than in 2024 allowing us to keep the roads clear with lower expense than last year. Last year we had to shift funds from road improvements to road maintenance. This year we were able to shift a small amount the other way and accomplish a little extra road paving.

Paving of Belmont Drive was completed this year and a portion of Arawak Lane was also paved. This work will be described in more detail at the Annual General Meeting in February.

Thanks again to Byron Russ for the work on our behalf.

Our finances are in good shape. We ended 2025 with expenses under budget by \$19,556. Both ordinary income (mostly dues) and Other Income (mostly construction deposits) were above budget. We have two significant delinquencies in addition to one property under bank foreclosure. Collection efforts are ongoing.

Currently there are five active construction projects underway in Belmont Estates. Six properties were sold in 2025. Welcome to the new owners.

Sadly, three members of the Association, Ken Harris, Audrey Greene, and Walter Mitchel passed away this year.

We made charitable contributions of \$5,000 each to the Adina Donovan Home and the Youth Empowerment Project (YEP), during 2025. These contributions were well received and greatly appreciated by both organizations.

We have two Directors, Ursula Lawrence-Archer and Larry Levien running for re-election in 2026.

We hope to see everyone at the Association's Annual General Meeting on Saturday February 21 which will be held at 10AM BVI time, at Omar's on the sandspit at Soper's Hole. Also we hope you will come to the meet and Greet, on Thursday February 19 from 5PM to 7 PM, also at Omar's.

The AGM will also be available via zoom at:

teri grossman is inviting you to a scheduled Zoom meeting.

Topic: Belmont Annual Meeting. AGM

Time: Feb 21, 2026 10:00 AM Puerto Rico

Join Zoom Meeting

<https://us06web.zoom.us/j/87453741762?pwd=SmOYmHacdSOUxBGMr11ewuvx10ChEy.1>

Meeting ID: 874 5374 1762

Passcode: 242694

One tap mobile

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+13462487799,,87453741762#,,, *242694# US (Houston)

Join instructions

https://us06web.zoom.us/join/87453741762?signature=CwrAvy1QrFU66HuAXhTHfbSjHHkT5dNOvrJ_DKhU-oQ

Regards,

Belmont Board of Governors