**AGENDA**

Belmont Board of Trustees Meeting

August 25, 2018

10:00am

Held on the Restaurant Deck

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approve Minutes from July Meeting.

**Financial Matters:**

* Updated Budget and financials. – Terry Milka

**Restaurant Report; Jim Hilliard**

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* Be on the lookout for an end of the season anonymous Restaurant Survey after Labor Day. This will be sent via email.
* We want to thank Ruth, Cliff and their entire staff for providing great service and quality dining to the Belmont this summer. Please make sure that you join us tonight, tomorrow and next weekend for the final service of the season

**Facility and Site: Jay Donovan**

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* Balcony railings are still being painted. Please email the office if yours is peeling.
* Due to the upcoming paving project contractors will not be allowed to have a dumpster onsite during the construction in November and April/May. There can be no exceptions. Please inform your contractors. I understand this is an inconvenience but there can be no deviation, due to the enormous scope of work.
* **We will be Towing automobiles starting next season. We are doing this for safety reasons. Emergency Vehicles need access and egress to all of our units; especially the narrow roadways by the Townhomes. Signs will be posted with phone numbers and the address of the towing company. I will be remining people via the email blasts sporadically throughout the off season.**
* For those of you that are seasonal residents, please remember to follow the suggested winter closing procedures that can be found on the website. I have Mr. Thirsty’s in stock and they go quickly.
* Cabana Owners must maintain their cabana exteriors, including painting of door and louvers. They must also perform any carpentry needed to assure their doors close properly.

 **Other Matters**:

* I wish to thank our staff this summer for really stepping up to the plate and bearing the burden of being down two people for the majority of the summer season. They did a remarkable job with little negative effect on the quality of your summer.
* The Belmont has a Facebook page. Search for Belmont Condominium Trust and send a friend request. There is a closed group on the page called “Belmont Owners Forum” This is an invitation only group and open to owners only.
* If you are doing any type of renovation, please remember to fill out an ARC Form and submit that to the office for approval. We also require that your contractor be licensed and insured and we’ll need copies of those items before the job starts., Every contractor must come into the office for a pre-construction meeting to review the Contractor Work Rules. You may receive bids by contractors on Weekends in the off-season but no work may be performed any Saturday or Sunday, year-round.
* The Email Blast continues to be very successful.
* Units for Sale
* Potential Projects List 2018

**Owner Correspondence**

None

**Vote to approve the actions of the Board between meetings**

**Adjournment:**