**MINUTES**

Board of Trustees Meeting

June 4, 2022

10:00am on the Restaurant Deck – In attendance, approximately 60 owners and board members, **John, Martha, Bob, Norm, Eric, Doug, Jim and property manager Jay.**

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approved Minutes from April

**Financial Matters:**

* Updated Budget and financials – Bob McKenna Restricted $1,174,000 Unrestricted $407,000 – Bob noted we are ahead of our 2022 budget as well.

**Restaurant Report;**

* The restaurant will reopen for dinner service on June 17th Please see the website or your Welcome to Summer package for brand new menus.

**Facility and Site: Jay Donovan**

* Emergency Roof Replacement for Building 4 is substantially completed. The perimeter edge and HVAC work will continue and I’ll keep you all apprised of progress via email. All common area HVAC and most, if not all privately held HVAC units will need to be replaced. We’ve engaged Duggan Mechanical out of Boston to perform the work. This will take some time but it appears it may be somewhat faster than originally anticipated. My goal is to restore HVAC to all units as soon as possible.
* Balcony Ceilings and Railings - Please notify the office in writing (email) if you have a balcony ceiling or railing that needs attention.
* Units for Sale. There are two units currently on the market and both are under agreement.
* Please see the list of projects that the Belmont staff completed in-house. This resulted in a savings of $71,850.00. This number is based on real quotes from companies that the Belmont would have hired to perform the work.
* Potential Projects List for 2022
* Comcast Rev-Share $2,106.00 for the quarter. Comcast gives us a quarterly check based on cable and internet penetration at the Belmont. This number has increased each year with the larger number of year-round owners.
* Please think about running for a seat on the Board of Trustees. We will have two openings in July with one incumbent running for reelection. I’ll be sending out information shortly. If you do decide to run for a three-year term, please be prepared to submit a CV and plan on introducing yourself at the meeting at the end of this month.

**Other Matters:**

* The new playground has been installed.
* This summer, the Belmont Truck will be available once a month to dispose of items that our refuse hauler won’t accept. Please see the listing of prices charged by the Harwich Transfer Station. Items marked in bold are what we’ll take. You must be able to get the items from your unit to the garage level.
* If you’re storing kayaks underneath the cabana decks, please make sure they are locked and not visible looking down from the cabana deck railings.
* Please make sure you have a Belmont sticker displayed on the lower left-hand side of your windshield. If you’re unable to display it there, it needs to be visible on the driver’s side front or rear window
* The entrance gate will be replaced in June, as long as supply chain issues don’t delay the work.
* We’ll be enhancing video surveillance at the restaurant and pool cabana areas.
* Parking: If you have more than one vehicle, you may only park in guest spaces unless you have written permission from the owner of their deeded space. I try to accommodate people in the off season but we are now in summer season and you must only park in your assigned space or a guest spot. Violations will result in fines.
* The Belmont has a Facebook page. Search for Belmont Condominium Trust and then send a friend request. There is a closed group on the page called “Belmont Owners Forum” where you’ll be able to discuss matters related to the Belmont. This is an invitation only group and open to owners only.

**Owner Correspondence –** Questions and comments:

540 – Art – He commented it was a miracle do to the roof fixes in this short of time with material and supplies issues and thanked Jay.

334 – Carson – Asked if key fabs/entry system was on the minds of the board. Jay explained we are in the process of working on this. They also we people can upgrade their A/C as they on the property working on the site now. Jay explained that owner would need to talk directly to Duggan to do this if they wanted. They also asked if inflation was factored into the Belmont budget. We explained that it has been, a total of 6% raise in condo fees for the year.

120- Sherman – Asked if there was availability to the women’s bathroom from the river side of the cabanas for after use restrooms. That has been opened.

215- Finnity – Asked if the condo association can put in EV charging stations. Jay said individual owners would like them to hire and install with their own electrician.

TH8- Shay – Asked how the money was invested. We explained in CD’s and money market accounts that all have FDIC insurance.

**Vote to approve the actions of the Board between meetings. – Was approved.**

**Adjournment**

**Summer Meeting Dates: June 25th, July 30th (Annual Meeting) and August 27th**