**GENERAL SESSION MINUTES**

Belmont Board of Trustee Meeting

September 25, 2020

**11:00 AM**

**This meeting was held via Zoom Video Conferencing**

**In Attendance: Martha, Alan, Jay, John, Jim, Norm, and Eric**

**Minutes:**

* Approved minutes from August Meeting.

**Financials: Doug Crabtree**

* August Financials - $749,000 Restricted Funds, $406,900 Non Restricted Funds
* We’ve applied for the $10k EIDL loan/grant. Still hung up. Doug Crabtree will help to call and follow up with the SBA as it was rejected. We need to apply for the loan in order to get the grant. It appears that condo associations are being denied more frequently but we’re still pursuing it.

**Employee Board Interview**

* 2 possible candidates to interview – Jeff Evans and Tucker Dutcher --- Jeff was voted by a 5-1 vote. In the event Jeff declines the position, Tucker will be offered the position and the board is comfortable with him as well.

**Restaurant Update**

* The restaurant was down 564 total meals in 2020 due to COVID-19 but did “OK”

**Infrastructure:**

* Craig Whitten presented a virtual landscaping plan at 9:20am. He will be providing drawings and the possibility of adding some trees to the property as well. This will be tabled to next meeting.

**Facility and Site: Jay Donovan**

* **COVID-19 protocol requires that you wear a mask anytime you’re inside any common area on the property.** Masks are not required outside unless you are unable to physically social distance.
* **We continue to sanitize all common areas on a regular basis. This include the chairs at the pool, beach and restaurant.**
* The major preventative waterproofing is scheduled for 2022. Waterproofing company is close to completing interim waterproofing. We will need to plan for the larger full-scale process in a few years and this will be going out for bid in the beginning at 2021. Last time we did this was 2016 and it’s in the reserve for 2022. The company is telling me that there is lots of pointing to be done throughout the property and they have seen many more balconies that will need to be resurfaced.
* Lobby Furniture in Buildings 1, 3 and 6 is substantially completed. The balance will be in place soon.
* The rules prohibit placement of chairs, ball playing or congregating in grass areas in front of the midrise buildings.
* WiFi is installed at pool and Restaurant Instructions are on the front of the Belmont Telephone Directory
* Units for Sale. There are four units on the market currently and three pending. Units 131, 233, 241, 432, 622.and 625
* Projects List 2020
* 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.
* The email blasts work well. If you're not on the list, please email me with your request. Otherwise, you'll miss important updates!

**Owner Correspondence -**.

* ARC Form from Unit 145 to replace water heater.
* ARC Form from TH 19 to replace carpeting
* ARC Form from TH 1 for partial remodel (bathroom, hardwoods, paint, tile, garage door opener, partial finished basement, front and back courtyard remodel.

All Approved by the Board.

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

**Adjournment**

**Off season Meeting Dates October 30th, December 4th, January 29th,**

**February 26th, March 26th, April 30th**