**Belmont Board of Trustees Meeting - Minutes**

September 28, 2018

In Attendance: All board members except Martha Lane. Jay Donovan also attended.

Jim called the meeting to order.

1 – A motion was made to approve the minutes from the August Board Session. The motion passed unanimously.

2 – Terry provided a financial update. All financial matters are in order and in-line with the budget. Accounts receivable and accounts payable are in good order.

3 – Jim reported that the restaurant operators are returning next year.

4 – Insurance – There were not any updates on insurance.

5 - Facility and Site: Jay Donovan reported on the following:

* Balcony railings are still being painted. Jay has asked that unit owners email the office if their balcony railing 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. While it is an inconvenience, there can be no deviation, due to the enormous scope of work.
* **Jay reminded the trustees that 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. Jay will be reminding people via the email blasts sporadically throughout the off season.**
* Jay has asked seasonal residents to remember to follow the suggested winter closing procedures.

 **Other Matters**:

* Jay reported that the Email Blast continues to be very successful.
* Units for Sale report accompanied the advance material/board package.
* Potential Projects List 2018 also was included in the material received in advance.

**Owner Correspondence**

None

There was a motion made to approve the actions of the Board between meetings. The motion was passed unanimously.

**Adjournment:**

A motion was made to adjourn the meeting and it was unanimously passed.