**Belmont Board of Trustees Meeting – Minutes**

March 25, 2016

All Trustees in attendance.

1 – Jim called the meeting to order.

2 - Unanimous approval of minutes from the February meeting.

3 - Financial Update – Connie Donovan (Treasurer) provided an update on the net income, expenses and reserves. A motion was made to accept the Treasurer’s report and it was passed unanimously.

 4 - Restaurant Report – The only update regarding the restaurant was that the new five-year contract with the Academy Ocean Grille was signed.

 5 - Facility and Site – Jay Donovan

* Roofing project for Buildings One and Two is nearing completion.
* The exit loop in the garage for Buildings 3 & 4 has been repaired.
* The carpet installation in Buildings 5 & 6 will begin the last week of April or first week in May.
* An update of units for sale was provided in advance of the meeting.

6 – Two ARC forms were unanimously approved:

* Unit owner 513 request to install new window treatments and closet doors
* Unit owner 341 request to install new engineered hardwood flooring, reface kitchen cabinets, and repaint the kitchen.

7 – The trustees discussed the complaints from two unit owners regarding the real estate section of the website. After discussion of the matter, a motion was made to add a link to the appropriate real estate firm’s website for each unit for sale in the real estate section of the Belmont’s website. The motion unanimously passed. Additionally, we agreed to enhance the disclosure on the website. Subsequent to the meeting, Jay added the links to the website as well as the enhanced disclosure language.

8 – A motion was made and passed unanimously to approve the actions of the board between meetings.

9 – Meeting adjourned.