**Belmont Board of Trustees Meeting – Minutes**

May 28, 2016

All Trustees in attendance.

1 – Jim called the meeting to order and provided some introductory comments welcoming everyone to the meeting. He also informed the unit owners that all of the older windows had been caulked in the mid-rise units, the roofing project for buildings 1 & 2 is complete, and waterproofing project is nearly complete. He recognized the excellent work that had been done by Jay managing the many projects that had been completed over the winter at the complex.

2 – Jim asked the new unit owners that were present to introduce themselves to the attendees.

3 - Financial Update – Connie Donavan (Treasurer) provided an update on the net income, expenses and reserves. A question was raised regarding the level of reserves. Jim explained that the level of reserves is forecast to be low at the end of this year but is forecast to increase over the next several years.

 4 - Restaurant Report – Jim informed the attendees that the Academy Ocean Grille will be our restaurant vendor this year.

 5 - Facility and Site – Jay Donavan

* Roofing project for Buildings One and Two is complete.
* Parking lot has been restriped.
* New landscaping has been completed on the main island in front of buildings 3 & 4, and the island in front of TH 6 & 7.
* The carpet installation in Buildings 5 & 6 is complete. Buildings 3 & 4 will be complete next year.
* Summer staff is in place.
* New fire code is implemented. Gas grills are allowed on the first floor only; only electric grills are allowed on floors two, three, and four.
* There was no owner correspondence.

 6 - The question of allowing dogs was raised. Several homeowners addressed the attendees in favor of allowing dogs. Jim explained that the Board had formed a committee and will be providing an update regarding allowing dogs at a future meeting.

7 – There were questions raised regarding replacing lobby furniture, fence replacement, and emailing documents. It was explained that replacement of the lobby furniture in mid rise buildings is not expected in the near future due to planned expenditures on several other projects.

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

8 – Meeting adjourned.