**MINUTES**

Board of Trustees Meeting

February 26, 2021

In attendance: Jim, Martha, Alan, John, Norm, Eric, Jay, and Doug

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approved Minutes from January.

**Financial Matters:**

* Updated Budget and financials. Restricted Funds: $824K Un-Restricted Funds: 573K All A/R is current.

**Restaurant Report;**

* The restaurant operators will be returning for another season with menu changes and some fixed price dinner items. Cliff will not be returning but Ruth’s daughter will be managing the front of the house.

**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 distance.
* **We continue to sanitize all common areas on a regular basis. This includes the chairs at the pool, beach and restaurant.**
* Interim waterproofing is completed. We do have two units that need further attention and an engineer has been onsite to assess the next steps. We are planning for a major pointing and waterproofing in the summer of 2022.
* Lobby Furniture replacement is substantially completed. Final decorations are being added.
* The rules prohibit placement of chairs, ball playing or congregating in grass areas in front of the midrise buildings.
* The Board voted to approve only Harvey and Pella windows as well as a detail procedure to be approved prior to any installation at the Belmont as water penetration affects other units, not just in the owner installing new windows.
* We are assessing the possibility of a major WiFi and security upgrade for the entire property. Engineers answered questions about the proposal via Zoom. The board will continue analysis and discussions.
* Comcast Revenue Share $2,323.28 for the Quarter
* Units for Sale. There are three units on the market currently and one pending.
* Completed Projects List 2020 & Projects List for 2021
* 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 -**.

* I’ve requested a conservation review for tree removal on the seaward side of the boardwalk. I’ve not had a response.
* ARC Form from Unit 131 to remove and replace flooring in living room and kitchen. - Approved
* ARC Form from Unit 233 to replace all flooring with Cortex. - Approved
* ARC Form from Unit 612 to replace balcony swing door. - Approved
* **Pending:** ARC from TH 29 to install a bathroom and finish basement. (The basement work will need to be fully permitted by the town before I sign off on the ARC.) – Pending

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

**Adjournment:**