**AGENDA**

Belmont Board of Trustees Meeting Minutes

September 30, 2022 8:00am

Held via Zoom Video Conference

Board Members present **–** Martha Lane, Bob McKenna, John Hackett, Eric Sweeney

Jay Donovan- Manager

Vice Chair Lane opened the meeting at 8:04am

**Minutes:**

* Approve Minutes from August Meeting. **Approved**

**Financial Matters:**

* Updated Budget and financials. – Bob McKenna

**restricted cash $1,587,026 non-restricted cash $239,639. A/R & A/P are current.**

**Restaurant Report;**

* The restaurant had a very been successful year. They served a total of 2,638 meals.

**Facility and Site: Jay Donovan**

* Jay updated the Board on structural issues, Building 4 progress and other matters.
* A discussion was held on bringing in an arborist at an unknown cost to evaluate the Belmont trees and landscape. **The Board will evaluate once we have further information**.
* A discussion about supplying common areas keys to all residents for retrieval of misplaced packages was held. John Hackett made a motion to approve, **Motion carried**.
* Units for Sale – There are no units listed for sale.
* Potential Projects List 2022

**Owner Correspondence**

* Please see letter from owner of Unit 343 discussing electric usage in common areas.

**The Board agreed this needs more discussion**.

* Please see emails from owner of Unit 231 regarding winter use of Restaurant, Apartment and other common areas for gathering. **Jay will write an email to owner with information about the use of common area facilities off-season**.
* Please see emailed photos of nighttime boardwalk lighting and photoshopped without lighting from owner of Unit 231 **Lower wattage lighting will be installed.**
* ARC Form from Unit 114 to build a garage storage locker.
* ARC Form from Unit 240 to replace windows.
* ARC Form from Unit 420 to build a garage storage locker.
* ARC Form from TH 21 to bathrooms
* ARC From form TH 32 to replace whole house generator.

**All ARC Forms were approved**

**Owner Questions** – The Board and Manager will take any questions that you might have.

 Alina Luccio thanked Jay and the Board for bringing in an arborist to look at landscape/trees

 Mary Ann Marshall discussed the addition of more comfortable seating in the lounge.

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

 Motion made and approved

**Adjournment:**

 Motion made and approved