**Belmont Board of Trustees Meeting - Minutes**

March 31, 2017

In Attendance: Jay Donavan and all board members except Steve and Alan. Doug Crabtree was also in attendance.

Jim Hilliard called the meeting to order.

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

2- Connie Donavan 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 – Jay and Jim provided an overview of the restaurant status for the 2017 summer season. A motion was made and was passed unanimously to approve Silverstrand Inc. as the manager of the Belmont Beach Club. The contract is expected to be signed on Monday, April 3rd.

4 – Building Two Roof Repair Issue – Jay provided a comprehensive update to the Trustees regarding progress to date. Jay has been very busy with on-site analysis by various parties involved. He is providing periodic updates to the Board regarding developments on this important project. The board will continue to ensure that the roof and affected units are repaired in a timely manner.

5 – Jay provided an update on the following:

* The 2016-2016 winter projects are completed or are nearing completion.
* Painting of the hallways, doors, and trim in the midrise hallways is complete.
* Carpeting in Buildings 3 & 4 will be installed in April.
* The fence is 100% complete.
* The Trex are fully built and will be installed soon.
* Tennis court retaining wall is complete.
* The Bocci courts are complete except for a final layer of sod.
* A group of unit owners asked that the Board revisit the smoking policy (tobacco) at the Belmont. After considerable discussion, a motion was made to maintain the current regulation on smoking tobacco at the Belmont. The motion was passed unanimously.
* Lists were provided for the units currently for sale and the Projects List for 2017.

6 – A motion was made and was passed unanimously regarding an ARC form for TH 11 to install wood bi-fold doors throughout his unit.

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

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

9 - The meeting was adjourned.