Belmont Board of Trustees Meeting Minutes

June 29, 2019 at 10:00am

Welcome remarks from Jim Hilliard – welcome new owners.

* Approve Minutes from April Meeting.
* Unit owner Tom Maguire, 243 commented on how great everything looks and on how well the restaurant looks.
* Unit owner, David Marshall, TH24, wanted to recognize our year rounders.

**Financials**

* Terry provided an update on budget. Restricted balance is $611,000. Cash balance is $345,000.
* Our long germ financial picture looks great – Terry noted the revenue balance regrowth.

**Restaurant Report; Jim Hilliard**

The restaurant is open for the season

Jay discussed parties – 4th of July BBQ is next week.

Clambake will be August 11th at a price of $66/person.

Pizza Party by the pool July 21st. Cost to be determined later.

David Marshall, TH24, asked Jim to remind everyone of the Brunch hours on Sunday. 10-1

**Facility and Site: Jay Donovan**

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* There is a punch list of items to be completed or repaired on the parking lot project.
* Tennis courts are being worked on and will be ready for play on July 2nd.
* The locker rooms at pool will have a new wall material added to prevent paint from peeling due to humidity.
* The tennis tournament is scheduled for July 5th.

**Other Matters**:

* There are presently 4 units for sale, 2 pending. One cabana – 40 is for sale.
* Potential Projects List 2019

**Meet the Candidates:**

Two incumbent board members are running again, unopposed. Both Norm Katz and Alan Burleson provided a brief synopsis of their interest and background.

**Owner Correspondence**

ARC form from unit 440 to temporarily block the chimney flu to reduce noise from roof.

ARC form from unit 145 to replace living room carpet with hardwood.

Both passed unanimously.

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

**Adjournment:**