**Belmont Board of Trustees Meeting – Minutes**

May 26, 2018

10:00 AM

In Attendance: Jim Hilliard, Alan Burleson, Terry Milka, Walter Perry, John Hackett, Martha Lane. Jay Donovan attended the meeting as well.

Jim called the meeting to order.

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

2 - Terry provided updated financials and budget. Cash balance of operating budget is $710,000 and the balance of the operating budget is $310,000. Income and expenses are on target. Accounts payable and Accounts Receivable are in good order.

3 - Restaurant – The restaurant is ready for the season and the menus are posted on the website and on Facebook.

* Jim highlighted the expected changes to the menu – portion size increase, price decreases, and children’s options. Jim also mentioned the importance of residents making a reservation in order to help the Chef prepare and to ensure a table will be ready. Jim also told the residents to come even if they have not as every attempt will be made to find an available table.

4 - The block retaining wall and custom handrails on Gordon Ritchie are complete.

5 - The Belmont B, landscaping in front of Building 5 and TH 31are complete.

6 - The landscaping at the entrance to the tennis courts will be completed this following week.

7 - Jay highlighted the finished landscaping projects.

8 - Jay highlighted the upcoming repaving of the roadways and what residents can expect this Fall as the work commences. The paving company will be at the annual homeowners meeting to give a more detailed account.

9 – Jay announced that there are two expiring terms on the board of trustees and that incumbents Jim Hilliard and Terry Milka plan to run for re-election. Nomination forms will be sent out shortly for residents wishing to run.

10 – There will be regular clubs and classes again this year with the addition of a Sea Life Art Glass Class.

11 – We continue to successfully utilize the Email blast to notify owners. This was especially helpful to update owners during the recent storms.

12 – Jay reviewed the number of units for sale or sold. We’ve had a busy year. There are presently 5 units pending sale.

13 – Unit owner…… Unit 431 asked about visitor parking and Jay reviewed the procedure.

14 – Unit owner Tom McGuire Unit 243 asked about the possibility of a gym. Jay explained that it has been looked into but we don’t have an appropriate place for it and the costs associated with it are excessive. There are several local and convenient gyms in the area.

15 – The Belmont Facebook page is active. Search for Belmont Condominium Trust and then send a friend request.

16 – There were no new ARC forms to review.

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

18 - A motion was made to adjourn the meeting and was unanimously passed.