Belmont Board of Trustees MeetingMinutes

May 29, 2020

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* A motion was made to approve the minutes form the April meeting. The motion passed unanimously.

**Financial Matters:**

* Updated Budget and financials. Cash balance is $372,000; Restricted fund is $737,000. A few outstanding A/P but all expected to resolve shortly. The budget is as expected. – Terry Milka

**Restaurant Report;**

* Takeout and delivery service will be available in June. Jay will put out communication on specifics. The plan is for take out service Thursday, Friday, and Saturday nights and for a breakfast take away offering on Saturday and Sunday mornings 7:30-9:30. To be confirmed.

**Insurance**

* We received a small check for our portion of the subjugation issue.

**Facility and Site: Jay Donovan**

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* We’ve added beautiful new outdoor furniture to the back-restaurant deck and a natural gas firepit. Jay will provide instructions and owners are asked not to move the pit or the furniture.
* We’ve added new soffit venting to all townhouse entrances.
* We’re replacing all trellises that need replacement.
* Elevator Interiors have been replaced – the thresholds are not yet complete.
* The pool resurfacing, coping and tile work are completed. The pool area will be open for sunbathing at a distance but the pool is not available until at least June 8th or 9th due to COVID-19 push backs. Jay will notify the residents as the status changes.
* We’ve added new landscaping at Building Six.
* The building lobbies are going to be updated. They will be done one at a time starting with building 6.

**Other Matters**:

* The Belmont has a Facebook page. Search for Belmont Condominium Trust and send a friend request. There is a closed group on the page called “Belmont Owners Forum” This is an invitation only group and open to owners only.
* If you are doing any type of renovation, please remember to fill out an ARC Form and submit that to the office for approval. We also require that your contractor be licensed and insured and we’ll need copies of those items before the job starts., Every contractor must come into the office for a pre-construction meeting to review the Contractor Work Rules. You may receive bids by contractors on Weekends in the off-season but no work may be performed any Saturday or Sunday, year-round.
* Comcast Rev-Share - $1,823.81
* Units for Sale
* Potential Projects List 2020

**Owner Correspondence**

* Email from Alina Lucco – the board discussed landscaping and lighting needs.

**A motion was made to approve the actions of the Board between meetings The motion passed unanimously.**

**A motion was made to adjourn the meeting. The motion passed unanimously.**