Belmont Board of Trustees Meeting Minutes

May 25, 2019 at 10:00am

Welcome remarks from Jim Hilliard – welcome new owners.

* Approve Minutes from April Meeting.

**Financials**

* Terry provided an update on budget. Restricted balance is $615,000. Cash balance is $389,000 and A/P and A/R are up to date.
* Paving total was @ $400,000-$450,000
* Budget is in good shape. Parking lot was our last big project for the year – we don’t anticipate any other large expenditures.
* Jim remarked at how well our community does in that we have all unit owners up to date on their fees.

**Restaurant Report; Jim Hilliard**

Jay shared all the new updates to the restaurant and highlighted the huge cost savings because of all the in-house work. The updates include:

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New flooring is installed. (all in-house)

* New Granite has been installed on bar.
* The entrance, bar, cabinetry, overhead glass rack and dining room chairs have all been painted gloss black.
* The four large triangular windows were replaced.
* The annual Welcome to Summer Party is this afternoon (May 25th) form 5:00pm to 7:00pm

**Facility and Site: Jay Donovan**

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* Phase 2 of the paving project is completed except landscaping and line striping.Line striping will take place on May 29th and June 3rd . Jay will provide email updates and thanked everyone for complying with previous requests.
* Jay highlighted how great Dirt Works was to work with. They went above and beyond to help any home owner who needed to get in or out.
* Jay /Jim discussed new fire lanes that will be well marked. Unit owners are notified that rather than towing we will be fining unit owners. Towing doesn’t work because of liability issues for the Belmont. The fine is $250 and is the responsibility of the home owner.
* Unit owner asked Nancy Stavis, 412 asked if we will put stickers on windshields as she’s seen done in Florida. Jim answered – no, not at this time.
* Tennis Courts will get a complete makeover in the second week of June.
* Two pickle ball courts will be lined on the far tennis courts. The net will be removable.
* The garages in Buildings 3, 4, 5 & 6 have been painted.
* We’ve upgraded the landscape in front of the garages in Building 3 & 4, Town Houses 4 & 5 and Building 6. Added some additional planting to building 2. All plantings are juvenile and will be more noticeable as they mature.
* Summer staff is in place. Please be patient with new staff as they’ll need time to know who belongs at our private facilities. Please recognize that they ask names and unit numbers in order to provide security for us all. Jay asked unit owners to not get offended as it is important that the staff asks and gets to know who belongs here for our safety.
* This year; we have Roy back at the gate, Andy and Rye at the pool and beach and Elvinas as our summer maintenance help.
* Full time staff include Russell Franklin as Maintenance Director, Steven Francis-Burnell as Maintenance Assistant and Sebastian Francis-Burnell as our cleaning person. They did a marvelous job all winter long, saving the Belmont a ton of money.

**Other Matters**:

* Jay reminded unit owners of the need for ARC forms even though we are now past the date that unit owners can have construction done. You may receive bids by contractors on Weekends in the off-season but no work may be performed any Saturday or Sunday, year-round.
* Jay encouraged unit owners to start construction bidsearly so that they don’t have issues at the end of the winter/start of summer.
* Units for Sale - - see list on meeting notes.
* Unit owner, Pat Barry,335 – mentioned that New York state doesn’t allow them on the front windshield so what should he do about Roy. Jay will speak to Roy regarding allowing driver side window for the decal.
* Unit owner, Herb Cummings – 532 – Herb wanted to thank Jay, the trustees, and all for the good work. Vigorous applause ensued.
* Unit owner Arthur Wyman, 540 – echoed Herb and again thanked Jay especially for the good work on the parkway. Jim Hillard thanked him and agreed that Jay and his staff did an extraordinary job!! Thank you Jay!
* Jim further recognized the entre community for the willingness to help and work together. We are truly lucky to have our “Belmont family”.
* Unit owner, 315 – Liuda Waingortin – asked for the recognition of unit owners that have passed. Jim explained that we do this at our annual meeting and we will again this year.
* Unit owner, Joe Malino, 331 also asked that we do this.
* Jim asked that all home owners please rememmber to cut your boxes before taking them to the trash. They take up too much space. Jay reminded us that these boxes should be placed next to the dumpster for recycling.
* Jay mentioned the Belmont wine glasses are for sale - $8
* Jay mentioned the new louvres for sale - $185 per louvre. Fred Proctor is a handy man who will install a pair for $150.
* Unit owner 343, Sharon Carr asked about getting on list to repair balcony railings. Jay responded that unit owners should notify him when they are in need of serious repair.
* Unit owner Steve Riemer, 440 mentioned the parking lot landscape behind the burms. Jay explained that the birms had to be moved out slightly and that we will be putting down grass.
* Unit owner Liuda Waingortin, 315 asked about the beach chair rooms - it is quite full. Jay reminded unit owners to be considerate, throw away old chairs, and for Cabana owners to use their cabanas for storage.
* Unit owner, 225, Paglizzo asked about getting planters for the pool area. Jay responded that we have them outside and we don’t have the resources for more at this time.
* Potential Projects List 2019

**Owner Correspondence**

None.

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

**Adjournment:**