**Belmont Board of Trustees Meeting - Minutes**

August 26, 2017

10:00 AM

In Attendance: All board members as well as Jay Donovan attended the meeting.

Jim called the meeting to order. He welcomed everyone to the meeting. He welcomed our new trustees, Walter Perry and Martha Lane.

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

2 – Terry reviewed the financials, noting that our accounts are all in good shape.

3– Harry Harootunian asked why the voting results were not made available and a question was asked as to why there were no financial sheets. Jay reminded the homeowners that financials are provided at the Annual Homeowners meeting only.

4 – Jim provided an update on the Restaurant and made mention of the Sunday brunch. Jim encouraged the homeowners to invite guests to the restaurant.

5– Jay provided an update regarding facility and site work noting the WiFi availability at the pool. Jay presented the plan to work on Balcony painting and repair this Fall. Jay reported that the number of units for sale at The Belmont is down which indicates strong sales. It was also noted that there are presently 4 units available with 3 bedrooms. Jay mentioned adding pickle ball lines to one of the tennis courts.

6 – A Question and Answer session followed. Chris Amrhein asked if there was a plan to remove one of the tennis courts. Jim told him that we do not have a motion to remove a tennis court. There was some discussion and it was agreed that there is a not an interest in removing a tennis court at this time

7 – A request from Unit 413 to host a party on September 2, 2018 was denied siting our restaurant brunch. Jim suggested that if the party could be held later in the day that it could be approved.

8- Chris Amrhein provided a detailed discussion on the proposed plans for the fish shack. Mr. Amrhein has a petition and more information if unit owners want to contact him.

(David Marshall also spoke on the subject.

9- Two ARC forms were presented. One from TH 9 for a complete interior renovation and the second from Unit 632 to replace windows. John Hackett made a motion to approve both projects and it was approved unanimously.

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

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