**Meeting Minutes**

Board of Trustees Meeting

June 26, 2021

In attendance: Jim Hilliard, Martha Lane, Norm Katz, Alan Burleson, John Hackett. Also in attendance: Jay Donovan.

**Welcome Remarks from Chairman Jim Hilliard – welcomed new owners and welcomed all back for the summer.**

**Minutes:**

* A vote was made to approve the Minutes from May. The vote passed unanimously.

**Financial Matters:**

* Restricted funds balance: $848, 644. Cash balance: $430,873. All A/P and A/R are up to date.

**Restaurant Report;**

* Independence Day Events. July 3rd from 12:00pm to 1:30pm on the beach in front of the restaurant. Volunteers are needed for cooking, and cleanup. We also ask that people bring deserts and salads. We supply Burgers, Dogs, Potato Salad and Coleslaw. We also supply cold drinks, water, chips and condiments.

**Facility and Site: Jay Donovan**

* **COVID-19 restrictions have been lifted. If you’re unvaccinated, please continue to wear a mask if you’re unable to physically distance.**
* Balcony Ceilings and Railings - Please notify the office in writing (email) if you have a balcony ceiling or railing that needs attention and well
* Units for Sale. There are no units on the market currently and two pending.
* Projects List for 2021
* The Belmont has a Facebook page. Search for Belmont Condominium Trust and then send a friend request. There is a closed group on the page called “Belmont Owners Forum” where you’ll be able to discuss matters related to the Belmont. This is an invitation only group and open to owners only.
* Jim announced that the poolside bathroom will know be locked at 11:pm.

**Other Matters:**

* **Piping Plovers are nesting on our beach. No one may enter the fenced in enclosure and no one may ever touch or disturb a plover, egg or nest. There is a $25,000 fine for any violation.**
* July 4th weekend is approaching. **No fireworks are allowed anywhere on our property**.
* Please make sure you have a Belmont sticker displayed on the lower left-hand side of your windshield. If you’re unable to display it there, it needs to be visible on the driver’s side window.
* No contractors are allowed to do any renovations from **May 16th through Labor Day. This is a long-standing policy which must be adhered to.**
* Meet the Candidates – If we have anyone running for the vacant seat on the Board, this is the time you will have an opportunity to hear from them and ask questions.
* Jim announced that we received no nominations for open positions. Pursuant to our guidelines the board may choose to appoint a new board member.
* Jay – explained that Audubon society needs to supervise our raking and that we are restricted to not go above high tide mark.
* Jay reminded all : NO FIREWORKS AT THE BELMONT.
* Th 3 – Bunny Burleson offered to coordinate sides for 4th of July picnic.
* Unit 315 – Lee Waingorten – parking rules. Jay reminded that the policy is looser for 4th but that all roadways should be passable for emergency vehicles.
* Unit 112 – James – asked frequency of financial statements – jay replied they are provided at annual meeting.
* 440- Reimer- noted an opening area at end of building 4 and suggested more plantings. Jay asked him to send an email.
* 631- Millane – asked what scaffolding was for. Jay reviewed issues with water penetration under windows and the work that is being done to rectify the situation. Jay noted that scaffolding at building 5 would be coming down soon.
* 132 – Walter Perry – noted the mess around dumpsters. Reminded unit owners to break down boxes and to not put furniture in dumpsters.
* 440 -Reimer – asked about police details to prevent fireworks. Jay explained police and fire will be present over the holiday weekend.
* 324 – Harootunian – mentioned the ceiling in garage 3. Jay and staff will investigate the issue.

**Owner Correspondence -**.

* None

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

**Adjournment:**