Belmont Board of Trustees Meeting Minutes

August 25, 2018

In attendance: Jim Hilliard, Walter Perry, Martha Lane, Terry Milka, Norm Katz, John Hackett, Alan Burleson. Jay Donovan was also present.

Minutes: A motion was made to approve the minutes from the July Meeting. The motion passed unanimously.

Financials: Terry Milka provided an updated on the finances. Our cash balance is $608,000 and the restricted account is $397,000. Accounts payable and accounts receivable are all up to date.

Restaurant: Jim encouraged the owners to continue to make reservations and utilize the restaurant. The overall feeling is that the restaurant is working out well.

Facility: Jay updated residents that they can email if their balcony railing is badly peeling in order to be included in the painting. Residents are reminded that this is for peeling or very very badly damaged railings.

Questions:

Greg Angelini, Unit 130 asked a question about the balcony railing paint type and procedure. Jay explained that the painters come through the unit.

Luida Waingortin, Unit 433 gave an excellent review and recommendation for the painters.

Lee Waingortin, Unit 315, asked about recycling procedures. Jay explained that is is proper to place bottles and plastic in the dumpster as it is lately sorted and recycled. Blue bins are so available in the trash rooms to place clean glass or plastic bottles, papers, and boxes.

Jay reminded unit owners that is never okay to put glass down the shute as it poses a hazard for our maintenance staff.

Mr. Carr, Unit 343 asked about the policy on using the restaurant. Jay explained that the restaurant is available as long as it doesn’t interfere with the restaurant hours. The owner would make a request and work with our caterer on pricing options. There is no fee for the use of the space but there is a cleaning charge. The restaurant is completely closed and unavailable after Columbus Day weekend.

Greg Angelini, Unit 130 asked about the hallway decorating guidelines. Martha explained that due to the huge executive agenda this morning, this issue has been moved for discussion at the September meeting.

Owner Correspondence:

TH 11 – request for inter doors and flooring

Unit 322 – request to install azec tiling to deck.

Unit 434 – request to paint walls and ceiling.

TH 2 – request to replace entrance steps.

Unit 611 – request to replace wall to wall carpet.

A motion was made to approve Owner ARC forms. The motion passed unanimously.

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

A motion to adjourn. The motion passed unanimously.