**Belmont Board of Trustees Meeting – Minutes**

August 29, 2015

10:00 AM

All board members in attendance except Steve Daley.

1 - Jim Hilliard called the meeting to order and welcomed everyone to the meeting.

2 - Unanimous approval of minutes from July 25, 2015 meeting.

3 - Financial Update – Connie Donavan (Treasurer) provided an update on the net income, expenses and reserves.

 4 - Restaurant Report - Jim Hilliard (Chairman) provided an update on the restaurant. Unit owners have generally continued to be pleased with the service and offerings of the restaurant.

5 - Facility and Site – Jay Donavan

* Reminded unit owners of the work site rules.
* Discussed the closing procedures and the mandatory use of Mr. Thirsty’s.
* Discussed MassSave program and extension of deadline.
* Update provided on upcoming projects including new roof for buildings 1 and 2 and waterproofing in the spring.
* Storage rooms were cleaned out.
* Homeowners have enjoyed the use of the lounge chairs on the beach.
* The pool will close at 4:00 starting August 29.
* There are two weddings scheduled at the restaurant on September 12 and September 13.

6 – A unit owner question and answer session was held questions regarding water penetration, the sound system (speakers) at the restaurant, chair rails.

7 – Jim Hilliard asked for suggestions from unit owners to enhance the Belmont.

8 – Meeting adjourned.