**AGENDA**

Belmont Board of Trustees Meeting

August 26, 2023 10:00am

Held on the Restaurant Deck

**Welcome Remarks from Chair Martha Lane**

**Minutes:**

* Approve Minutes from July Meeting.

**Financial Matters:**

* Updated Budget and financials. – Bob McKenna

**Technology & Security**

* As you know, we’ve replaced both the entry gate and midrise building entries with modern technology. We are in testing phase with the Bluetooth. There are some issues that we are trying to overcome. As soon as these issues are resolved fully, we will announce the rollout of the apps.

**Restaurant Report;**

* The restaurant is open for Friday Dinner, Saturday Dinner and Sunday Brunch. This is Ruth’s last year and next week is her last service. Come and enjoy her hospitality while you still can.

**Facility and Site: Jay Donovan**

* We are still facing some waterproofing challenges. The buildings are now almost 50 years old. We are addressing these as they arise but the Board is starting to work on a long-term solution. Whatever the Board decides on, will come with substantial input from owners, architects and building envelope contractors.
* Units for Sale – There are two units listed for sale with one pending.
* Please see a lot of current capital projects that are underway or in active discussion by the Board.
* Potential Projects List 2023

**Executive Session Overview**

* The Chair will report on what was discussed at this morning’s executive meeting.

**Owner Correspondence**

* ARC Form from Unit 543 to replace air conditioning.
* ARC Form from Unit 440 to replace fireplace facade
* ARC Form from Unit 144 to install new tub and lighting in guest bath and replace water heater.
* ARC Form from TH 6 to replace basement carpeting and paint first floor ceilings.

**Owner Questions** – The Board and Manager will take any questions that you might have.

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

**Adjournment:**