Belmont Board of Trustees Meeting Minutes

June 27, 2020

**10:00am Via Zoom Video Conference**

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approve Minutes from June Meeting. Minutes approved unanimously.

**Financial Matters:**

* Updated Budget and financials. – Terry Milka shared that our cash balance is $479,000 and our restricted fund balance is $753,000. Our Accounts Receivable and Accounts Payable are all up to date. Our budget is on track for the year.

**Restaurant Report;**

* Restaurant is open. You’ve all been emailed the menu’s and requirements for entering the restaurant. Reservations are absolutely required with the number of people in your party. The maximum allowed is 6 per table.
* There will be no entertainment is this current phase but we hope to have entertainment return in Phase 3.

**Facility and Site: Jay Donovan**

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* We’ve added beautiful new outdoor furniture to the back-restaurant deck and a natural gas firepit.
* We’ve added new soffit venting to all townhouse entrances.
* We’re replacing all trellises that need replacement.
* Elevator Interiors have been replaced.
* The pool resurfacing, coping and tile work are completed.
* We’ve added new landscaping at Building Six
* Please break down all cardboard boxes and bring them to the dumpsters if you live in the midrise units. Do not leave them in the recycle rooms.

**Other Matters**:

* Please remember that you are required to wear face masks while inside the common areas of any building. You also need to war them at the Restaurant and Pool when moving about the area, not when seated.
* The Belmont has a Facebook page. Search for Belmont Condominium Trust and send a friend request. There is a closed group on the page called “Belmont Owners Forum” This is an invitation only group and open to owners only.
* If you are doing any type of renovation, please remember to fill out an ARC Form and submit that to the office for approval. We also require that your contractor be licensed and insured and we’ll need copies of those items before the job starts., Every contractor must come into the office for a pre-construction meeting to review the Contractor Work Rules. You may receive bids by contractors on Weekends in the off-season but no work may be performed any Saturday or Sunday, year-round.
* Comcast Rev-Share - $1,823.81
* Units for Sale
* Potential Projects List 2020

**Owner Correspondence**

* Candidates Biographies

**Board Nominations**

* John Hackett (Unit 230) and Martha Lane (Unit 220) are running for reelection. Eric Sweeny (Unit 124) has also declared his candidacy.

**Questions and Answers:**

Carl Youngman – Unit 623 suggest we put up a sign to tell strangers not to walk dogs on beach.

Kim DeMichele Unit 431 -asked whether face masks will be required in line for our 4th of July cookout. Jay answered that yes they would.

* Elizabeth Pelgro – Unit 212 – had a question about pool not being open today. Jay explained that it was maintenance.
* Richard Casey 544 – Commented that he had breakfast at the restaurant which was good and thanked the trustees for all that they do.
* Luccio – Th20 Alina – questioned the $400,000 cash balance and asked if it should be moved. Terry explained that we do move extra funds at the end of the year to maximize interest rates and that we are also careful not to exceed deposit limits in any one account per SEC.
* Joan youngman– 623 – will there be a maximum capacity in the pool due to Covid19. Jay explained that we have spread out and limited seating around the pool area to limit the number of people but that there is not mandated limit within the pool.
* Fitzpatirck 633 – loves the outdoor seating and firepit and asked if there’s any additional plans to add any more seating. Jay responded that we will look into it and that we may have room to add more.

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

**Adjournment:**