**Belmont Board of Trustees Meeting – Minutes**

August 27, 2016

All Trustees in attendance except Connie Donovan and John Hackett. Doug Crabtree also attended.

1 – Jim called the meeting to order and provided some introductory comments welcoming everyone to the meeting. He asked for a moment of silence to honor the late Dick Prince and Estelle Begley.

2 – A motion was made and unanimously passed to accept the minutes of the July 23rd meeting.

3 – In Connie’s absence, Jay provided a financial update regarding the $ 385k in cash and the $ 339 in reserves.

4 – Jim provided a report regarding the restaurant.

5 – Jim told the attendees that the refund from the prior insurance company had been received.

6 - Facility and Site – Jay Donavan

* Jay discussed the planned work regarding the replacement of the perimeter fence and the fences in between the townhouses.
* He also discussed the planned replacement of the boardwalk to the beach, which will be completed by Russell and Fred at a substantial savings for the Belmont.
* He communicated that phase 3 of the landscaping is planned for next spring (in front of Building 3).
* He informed the attendees that the pool will be closed Sunday, October 2nd at 5:00 pm. The cabanas will begin to be closed the day after Columbus Day.
* He provided a brief overview of the winter closing procedures, reminding unit owners to shut off their water if they are leaving the Belmont for more than five days.
* He reminded the group that a Face book page had been created and if unit owners wish to receive any non legal correspondence by email, they must opt-in. He also told the group that the current plan is to install Wi-Fi at the pool and the restaurant by the summer of 2017.
* Jay reiterated the fire code.

7 – Jim asked for questions from the attendees. The following matters were discussed:

* There was a question regarding the fence replacement project and how the expense will be allocated.
* Jim reminded the group that September 3rd will be the last day the restaurant will be open.
* There was a question regarding the practice of some unit owners or tenants to leave the interior locked door of building 2 propped open and if anything can be done to prevent this. The group asked for everyone’s cooperation in keeping locked doors closed.
* Walter Perry thanked the residents of building five for their acceptance of the upgrading and replacement of the lobby furniture.
* A question was raised regarding the vote regarding allowing dogs. Jim responded that the vote was yes for the townhouses and no for the mid-rise units.

8 - A motion was made and passed unanimously to approve the actions of the board between meetings.

9 - A motion was made to adjourn the meeting and was unanimously passed.

10 - The meeting adjourned.