**AGENDA**

Board of Trustees Meeting

August 28, 2021

**10:00am on the Restaurant Deck**

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approve Minutes from July

**Financial Matters:**

* Updated Budget and financials.

**Restaurant Report;**

* Come and enjoy the last two weekends at the Restaurant with friends and family.

**Facility and Site: Jay Donovan**

* Balcony Ceilings and Railings - Please notify the office in writing (email) if you have a balcony ceiling or railing that needs attention and well. If you’ve already emailed, you’re all set.
* Units for Sale. There are no units on the market currently and four pending.
* Potential Projects List for 2021

**Other Matters:**

* Off season is approaching and contractors will be allowed on the property, Monday through Friday from 8:00am to 5:00pm. Your contractors must sit down with me to go over the rules for work and sign a copy acknowledging the same.
* Winter closing procedures can be found in in your Board package or online on our website.
* Mr. Thirsty’s are available in the office. Get them while they last. If we run out, you can find them at MrThirstywatereater.com.
* Please make sure you have a Belmont sticker displayed on the lower left-hand side of your windshield. If you’re unable to display it there, it needs to be visible on the driver’s side window.
* I’ll be sending out notification of the Zoom Video Conference Meeting with representatives of DOJO networks, which is the company we may select to install our new WIFI network throughout the Belmont. This is an important meeting for you to attend as you’ll be able to ask questions and receive answers directly from the principals. We anticipate this happening on either a Saturday morning or a weekday early evening.
* The Belmont has a Facebook page. Search for Belmont Condominium Trust and then send a friend request. There is a closed group on the page called “Belmont Owners Forum” where you’ll be able to discuss matters related to the Belmont. This is an invitation only group and open to owners only.

**Owner Correspondence -**.

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* ARC Form from Unit 510 to do a complete remodel, including doors and windows.
* ARC Form from Unit 320 replace linoleum in laundry room
* ARC Form from Unit 425 to replace flooring, windows, doors and interior painting
* ARC Form from Unit 513 to remodel kitchen
* ARC Form from Unit 245 to remodel kitchen
* ARC Form from TH 30 to install mini split AC in Master Bedroom
* ARC Form from Unit 412 to replace AC

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