Belmont Board of Trustees Meeting Minutes

August 31, 2019

Jim Hilliard opened the meeting and made welcoming remarks.

Approve Minutes from July Meeting. Approved unanimously.

Updated Budget and financials. – Terry Milka - Cash Balance $272,000, Restricted $660,000. A/R in good shape. A/P all current. Our Budget is on track.

Jim reiterated the strength of our budget and thanked the community.

This is the final weekend for the restaurant. Come and enjoy one last dinner or Sunday brunch with your friends.

We have $50,000 of insurance available for landscape damage with a $10k deductible. We’ve spent $35,000 plus $3500 for flagpole replacement so we have spent the insurance.

* We have a punch list of items to complete the parking lot project. This will occur over the next few months. There will be no need to move vehicles, except on an individual basis.
* We’re looking at new exterior lighting on the property. These lights will replace the green light boxes that are located throughout the property.
* We will be performing another purge of items in areas listed above. The purge will take place on the second Monday of September! We will dispose of unmarked Bicycles in racks and unmarked and undated personal items in the storage and chair rooms. Any item that is not tagged by September 9th will be disposed of by staff.

Items must be marked with your name, unit number and dated with the year 2019. There can be no exceptions and emailing the office will not suffice! No owner may monopolize the community storage rooms, as they are intended as temporary storage for all owners. The chair room is intended for the storage of chairs only. No carts, floats or rafts may be stored there. If you own a Cabana; please use that for storage or your beach items and leave the chair room for all others.

* We’ve hired a company to clean the upper and lower townhouse gutters and locked in a price of $6,165 for the next four years.
* Columbus Day weekend we plan to have a pot luck dinner. Bunny Burleson has agreed to run this but will need volunteers to help. Please contact Bunny if you are able to help.
* 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 2nd quarter Rev Share- $2,819.76
* Mr. Thirsty’s and the last 15 wine glasses are available in the office.
* Units for Sale – a4vailable, 3 pending
* Potential Projects List 2019 – will update for 2020 soon.
* Jim mentioned the board’s plans to bring in two gas grills to be placed outside the restaurant on the right side. There is a gas line that can be utilized in that location. Jim asked the community to let us know their thoughts on this.
* Steve Remier -440 – mentioned damage to flashing on building 4. Jay is aware and the roofing company will be back in September to complete the repair.
* Gabe Aurbach 223 – Somebody keeps leaving the door to Building 2 open. He suggests that we just remove the door stops. If this problem continues the board will need to remove the kickstands.
* Ed Smith 340 – Said that Building 3 emergency lights are hanging on the walls and look to be in disrepair – Came on after storm for 90 minutes. We have purchased LED lanterns – we will then put these up in case of emergency and these will last significantly longer 4-6 hours.
* Helene Perry 523 – wanted to thank our community for all the cards, notes, texts, gifts in her recovery.
* Jane Aurbach 223 – asked about water proofing and Jay replied that it is in the works!

**Owner Correspondence**

* ARC from Unit 145 to replace flooring with hardwood.
* ARC from Unit 523 to remove tile from balcony.
* A motion was made to approve both ARC forms. The motion passed unanimously.

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

**Adjournment:**