**MINUTES**

Board of Trustees Meeting

September 24, 2021

**This meeting was held via ZOOM with Jim, Jay, Alan, John, Martha, Doug, Norm, Bob and Eric in attendance**

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approved Minutes from August

**Financial Matters:**

* Updated Budget and financials – Bob McKenna Restricted 838K, Unrestricted/Operating 452K A/R = $0

**Restaurant Report;**

* None

**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 is one townhouse for sale, TH 3 and four pending units.
* Potential Projects List for 2021

**Other Matters:**

* Winter closing procedures can be found 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.
* We had a very spirited Zoom Video Conference regarding the potential for adding WIFI services to the Belmont through DOJO Networks. I’ll be sending out a link to the conference for those that missed it and we’ll then follow up with more owners input after we have a final price.
* 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 634 to remodel bathroom.
* ARC Form from Unit 310 replace all doors and windows, then repaint the entire unit
* ARC Form from Unit 423 to replace air conditioning.
* ARC Form from Unit 132 to replace deck door & repaint balcony floor. Add Cortec LVP to the master bedroom.
* ARC Form from Unit 210 to replace windows.
* ARC Form from TH 6 to install new lighting in the living/dining room
* ARC Form from TH 3 to replace electrical panel
* ARC Form from TH 21 replace front slider and install new bathroom fan.
* ALL ARC FORMS WERE APPROVED.

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

**Adjournment**