**AGENDA**

Board of Trustees Meeting

June 25, 2022

10:00am on the Restaurant Deck

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approve Minutes from May

**Financial Matters:**

* Updated Budget and financials – Bob McKenna

**Restaurant Report;**

* The restaurant is open and in its second week of service. Please enjoy the revised menu with friends and family

**Facility and Site: Jay Donovan**

* Roof Update: The new TPO Membrane is installed on Building 4. I’ve engaged Duggan Mechanical out of Boston to perform the HVAC restoration. This will commence next week. The time frame will be approximately 7 weeks. I’ve asked that they install HVAC on each stack as the line sets are completed in the stack. This way, no one will need to wait till the very end of the projects have their HVAC brought back online. They have not committed to this but said they will do their best.
* I’m still awaiting load calculations to assure that the 16-foot cylindrical 1000lb wights that we intend to place along the perimeter edge of the roofs will be sustainable.
* Balcony Ceilings and Railings - Please notify the office in writing (email) if you have a balcony ceiling or railing that needs attention.
* Units for Sale. There are three units currently on the market and all are under agreement.
* Potential Projects List for 2022

**Other Matters:**

* This summer, the Belmont Truck will be available bi-monthly to remove unwanted items from your unit. Please see the enclosed sheet explaining charges and items we will dispose of. You must be able to move the items to the garage level of the midrise buildings or to your townhouse garage. Belmont staff will not be able to moves items for you.
* If you’re storing kayaks underneath the cabana decks, please make sure they are locked and not visible looking down from the cabana deck railings.
* 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 front or rear window
* The entrance gate will be replaced as soon as possible.
* Jeff Evans is leaving the Belmont to pursue other opportunities. Steven Francis Burnell, our long-term assistant will be stepping into that position. Please extend your congratulations to him when you see him!
* Parking: If you have more than one vehicle, you may only park in guest spaces unless you have written permission from the owner of their deeded space
* 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 –**

* ARC form from Unit 232 to remodel master bath after Labor Day

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

**Meet the Candidates**

* I’m pleased to say that we have 6 candidates to fill two vacancies on the Board of Trustees at next months Annual Meeting. I’ve included the biographies in this package and will email to all owners this week.

Please feel free to ask questions of any or all the candidates after they’ve had the opportunity to address the audience.

**Adjournment**

**Summer Meeting Dates: June 25th, July 30th (Annual Meeting) and August 27th**