**Belmont Board of Trustees Meeting - Minutes**

February 24, 2017

In Attendance: Jay Donavan and all board members. Doug Crabtree was also in attendance.

Jim Hilliard called the meeting to order.

1 – A motion was made to approve the minutes from the January Board Meeting. The motion passed unanimously.

2 - Doug Crabtree provided a financial update. All financial matters are in order. Cash balance was $ 505k. Restricted funds balance was $ 335k. Accounts receivable and accounts payable are in good order. There were no questions for Doug.

3 – Restaurant Report – There were no questions for Jay or Jim regarding the restaurant. The Bramble Inn has been selected as the vendor to provide restaurant services for the 2017 season.

4 – Jay provided an update on the following:

* Winter projects are underway. This includes painting the mid-rise hallways and doors above the chair rails, perimeter and townhome fence replacement, rebuilding of several trellises outside townhomes and replacement of the boardwalks to the beach, the retaining wall at the tennis courts and building two bocce courts.
* We intend to continue with Phrase Three of the landscape project, if the budget allows.
* The midrise hallways, doors, and trim are currently being painted. Buildings 4, 5, and 6 are completed.
* Carpeting in buildings 3 and 4 will be installed in April.
* The bocce courts construction is underway.
* The Belmont now 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”. This is an invitation only group and is only open to unit owners.
* We are currently looking into installing an open Wi-Fi connection at the pool and restaurant areas. If we can do this within the budget, it may be something that we’ll install over the winter months.
* Lists were provided for the units currently for sale and the Projects List for 2017.

6 – A discussion followed on the subject of marijuana. After a lengthy discussion, a motion was made to ban all use of recreational marijuana in or on all areas of the Belmont. The motion was seconded and passed unanimously.

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

8 – A motion was made to adjourn the meeting and was unanimously passed.

9 - The meeting was adjourned.