**AGENDA**

Belmont Board of Trustees Meeting

June 29, 2019

One the Restaurant Deck

10:00am

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approve Minutes from May Meeting.

**Financial Matters:**

* Updated Budget and financials. – Terry Milka

**Restaurant Report;**

* The restaurant is open for the season.
* We are trying to schedule another Clambake for the last Sunday of July or during the first two weeks of August. The cost last year was $60.00. This year the cost will be $66.00 per person. Is there interest?
* July 4th BBQ will be held next week. We need volunteers to cook, clean up and ask for deserts and salads. Just bring them to the event around noontime. The event takes place from 12:00pm to 1:30pm

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**Facility and Site: Jay Donovan**

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* 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.
* Tennis Courts are being renovated currently.
* We are adding new wall material to both Pool Locker Rooms. The constant humidity causes the paint to peel each year. This should rectify the problem.
* We’re looking at new exterior lighting on the property. These lights will replace the green light boxes that are located throughout the property.
* Fire Lanes / No Parking zones are posted. There will be a $250.00 fine per occurrence billed to the Unit owner of any improperly parked automobile. This policy will be temporarily suspended the week of July 4th

**Other Matters**:

* 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.
* The Email Blast continues to be very successful.
* Units for Sale
* Potential Projects List 2019

**Owner Correspondence**

* ARC from Unit 440 to temporarily block the chimney flu with insulation to reduce roof noise.
* ARC from Unit 145 to replace living room carpet with hardwood.

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

**Meet the Candidates**

* Two incumbent Board Members are running again; Alan Burleson and Norm Katz will introduce themselves.

**Adjournment:**