**MINUTES**

Board of Trustees Meeting

June 5, 2021

**10:00am on the Restaurant Deck**

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approved Minutes from April.

**Financial Matters:**

* Updated Budget and financials. Restricted Account $910K Unrestricted $367K A/R - $0

**Restaurant Report;**

* The first service will take place on Friday, June 18th. The menus are online and were distributed in your Welcome Package.

**Facility and Site: Jay Donovan**

* **COVID-19 restrictions have been lifted. If you’re unvaccinated, please continue to wear a mask if you’re unable to physically distance.**
* We’ve replaced or rebuilt every townhouse trellis that required maintenance. All are being painted as well.
* We’re replaced all recycle room floors with new tile.
* We’ve made major upgrades to the landscape in various areas of the property.
* We’re doing a great deal of pressure washing and painting currently.
* Units for Sale. There are no units on the market currently and four pending.
* Projects List for 2021
* 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.
* Comcast Revenue Share - $$1,980.00

**Other Matters:**

* **Piping Plovers are nesting on our beach. No one may enter the fenced in enclosure and no one may ever touch or disturb a plover, egg or nest. There is a $25,000 fine for any violation.**
* July 4th weekend is approaching. No fireworks are allowed anywhere on our property.
* The Independence Day BBQ will take place on Saturday, July 3rd from 12:00 noon to 1:30. More about this at the next Board Meeting.
* 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.
* No contractors are allowed to do any renovations from **May 16th through Labor Day. This is a long-standing policy which must be adhered to.**
* It’s time to start thinking about our annual elections for a seat on the Board of Trustees. We encourage all established Unit owners that have lived at the Belmont for three years or more to consider running. If you plan on running, please watch for a letter detailing the steps for nominations.

**Owner Correspondence -**.

* None
* TH 24 - Wanted the board to address Dennisport Incident with the community and talked about safety
* Owner in Building 3 – Wanted to talk about upgrading doors/locking system to be a key fab or other
* Owner in Building 5 (Art) – Asked about beefing up security throughout the community and looking into a full time security guard.

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

**Adjournment:**