Belmont Board of Trustees Meeting

September 23, 2016. 10:00 AM

Via Conference Call

In attendance, Jim Hilliard, Alan Burleson, Terry Milka,

Norman Katz, John Hackett, Connie Donovan, Property

Manager Jay Donovan

Welcome remarks given by Chairman, Jim Hilliard

Minutes: Minutes from August Meeting approved unanimously by the Board.

Financial Matters and updates provided by Treasurer,

Connie Donovan (discussion with Board Accountant

Doug Crabtree)....All in order and up to date. Treasurer Connie Donovan reported that we would have an $100,000.00 profit for the year. This would help to offset the cost of new fencing.

Restaurant Report by Chairman Jim Hilliard

Jim Hilliard to meet with the Restaurant Operator on the menu for next season. Additions for Children's menu and added choices in general.

Facility and Site: Jay Donovan Property Manager

1. Discussion on projects planned for 2016/2017 off season. Painting in mid-rise hallways and doors above the chair rails, replacement of townhouse fencing, rebuilding of trellises outside of the town houses, and potentially replacement of the boardwalks to the beach areas.
2. Continuation of phase three of the ongoing landscape project based on availability of finances in the budget.
3. Cabanas to be covered after Columbus Day Holiday.
4. Discussion on minimum temperature to be maintained at 50 degrees in all units along with shutting off water when the unit is vacant. A full closing procedure will be sent to each unit owner.
5. Listing of Units for sale....available on Belmont Website.
6. Ongoing 2016 project list discussed.

Other Matters: Jay Donovan

1. The Belmont now has a Facebook Page. To find it search for Belmont Condominium Trust and then send a friend request. A closed group exists on the page called Belmont Owners Forum...this enables discussion on matters relating to the Belmont and allows unit owners to participate in polls. This as stated is an invitation only group and open to unit owners only.
2. Jay Donovan stated that he will offer unit owners info by email for updates and information however some items must be sent via US Mail such as legal notices. Unit owners can opt in or opt out of the email information by notifying the Board Manager in an email.
3. Discussion on the potential of an open Belmont Wi-Fi Connection at the Pool and Restaurant areas. This would be done if the Budget allows over the Winter months.

Owner Correspondence:

Nine requests from Unit Owners for work to be done in their units.

ARC Form from Unit 131 to install carpet in bedrooms

ARC Form from TH 26 to install hardwood flooring, and frame in half wall in basement; not to be a bedroom

ARC Form from Unit 523 to install windows

ARC Form from Unit 133 to install windows

ARC Form from Unit 545 to install windows

ARC Form from Unit 320 to install crown moldings

ARC Form from Unit 222 to replace windows, water heater and deck tile

ARC Form from Unit 233 to replace balcony tile

ARC Form from Unit 643 to replace carpet with hardwood, replace kitchen tile with hardwood, replace bathroom tile, remodel kitchen, remove wet bar, non load bearing

Unanimous Vote to approve actions taken by the Board between meetings.

Meeting adjourned at 9:40 AM

Respectfully submitted by; Norman Katz

(In the absence of Terry Milka, who had to leave the meeting)