**MINUTES**

Board of Trustees Meeting

February 25, 2022

**Meeting was held via Zoom Video Conference: In attendance was Alan, Bob, Jim, Martha, Jay, Norm, Eric, Doug, John**

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approved Minutes from January

**Financial Matters:**

* Updated Budget and financials – Bob McKenna - Restricted - $856K Non-Restricted Funds $609K

**Restaurant Report;**

* None

**Facility and Site: Jay Donovan**

* Balcony Ceilings and Railings - Please notify the office in writing (email) if you have a balcony ceiling or railing that needs attention.
* We’ve built new beach boardwalk extensions to accommodate people with disabilities.
* Units for Sale. There are no units on the market currently.
* Potential Projects List for 2022

**Other Matters:**

* Mr. Thirsty’s are available in the office. If we run out, you can find them at MrThirstywatereater.com.
* 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.
* We’ll be enhancing video surveillance at the restaurant and pool cabana areas.
* 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 -**.

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* ARC Forms from Unit 142 to replace balcony door, strip popcorn ceiling and paint interior and replace carpet in bedrooms and add hardwood to living room. All ARC Forms were approved.

**Vote was approved the actions of the Board between meetings.**

**Adjournment**