**Minutes**

Board of Trustees Meeting

In attendance: Jim Hilliard, Bob Mckenna, Norm Katz, John Hackett, Martha Lane

Also in attendance: Jay Donovoan

June 25, 2022

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approve Minutes from May so approved.

**Financial Matters:**

* Updated Budget and financials – Bob McKenna $1,060,000 in restricted funds, $454,000 in cash. AR and AP substantially up to date. Depositing some reserves into rolling CD’s to capture some interest.

**Restaurant Report;**

* The restaurant is open and in its second week of service. Please enjoy the revised menu with friends and family

**Facility and Site: Jay Donovan**

* Roof Update: The new TPO Membrane is installed on Building 4. I’ve engaged Duggan Mechanical out of Boston to perform the HVAC restoration. This will commence next week. The time frame will be approximately 7 weeks. I’ve asked that they install HVAC on each stack as the line sets are completed in the stack. This way, no one will need to wait till the very end of the projects have their HVAC brought back online. They have not committed to this but said they will do their best.
* I’m still awaiting load calculations to assure that the 16-foot cylindrical 1000lb wights that we intend to place along the perimeter edge of the roofs will be sustainable.
* Balcony Ceilings and Railings - Please notify the office in writing (email) if you have a balcony ceiling or railing that needs attention.
* Units for Sale. There are three units currently on the market and all are under agreement.
* Potential Projects List for 2022

**Other Matters:**

* This summer, the Belmont Truck will be available bi-monthly to remove unwanted items from your unit. Please see the enclosed sheet explaining charges and items we will dispose of. You must be able to move the items to the garage level of the midrise buildings or to your townhouse garage. Belmont staff will not be able to moves items for you.
* If you’re storing kayaks underneath the cabana decks, please make sure they are locked and not visible looking down from the cabana deck railings.
* 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
* The entrance gate will be replaced as soon as possible.
* Jeff Evans is leaving the Belmont to pursue other opportunities. Steven Francis Burnell, our long-term assistant will be stepping into that position. Please extend your congratulations to him when you see him!
* Parking: If you have more than one vehicle, you may only park in guest spaces unless you have written permission from the owner of their deeded space
* 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 –**

* ARC form from Unit 232 to remodel master bath after Labor Day. So approved.

**Meet the Candidates**

The 6 candidates introduced themselves and gave a quick summary of their experience. Their resumes were given with packet.

Norm Katz - TH 15 presently serving

Stephen Barbarino Unit 210

Jennifer Brown – TH 31

Paul Carson – Unit 334

Patrick Shea- TH 8

Kevin Zenowicz – Unit 145

Questions for candidates,

Frank Daley TH 9 asked Jennifer about restaurant utilization – She replied she’d like to see more things happening there – coffee, weddings, various activities for the community.

Deanna Barbarino – unit 210 – Asked Jennifer what she meant by enhanced security – She replied concern with open gate, she has worked with security companies in previous jobs and would like to take a look at all access points.

Monica LoBuglio unit 622 asked Paul his vision for the Belmont – Paul responded that he thinks we’re doing a great job here and his experience with infrastructure could be an asset moving forward.

General Questions:

Walter Perry – unit 132 – made a passionate request to the community to be careful with the trash shoots. NO bottles - this puts our employees in harms way. He suggested the board work toward fixing this issue.

Steve Riemer – Unit 440 – asked about stop signs. Jay explained that cars coming out of buildings ¾ and ½ come up to the intersection quickly and can’t see cars coming from either direction. The stop sign will slow everyone down.

Chis Amrhein – Unit 410 – asked where they are going. Jay explained the positioning.

John McDermott Unit 223 – asked about financial ramifications from building 4 roofing issue. Jay explained our insurance and the wind deductible that was purchase which means we only have to pay the 10k deductible. Well done jay!!!

Someone asked when voting for board will happen - Jim explained that ballots will be mailed out and the count will happen at the July 30 meeting. Votes can be mailed or done in person as long as they are received by the July 30 annual meeting at 10 am.

**Vote to approve the actions of the Board between meetings. – So approved.**

**Adjournment – vote to adjourn - approved**

**Summer Meeting Dates: June 25th, July 30th (Annual Meeting) and August 27th**