**MINUTES**

Board of Trustees Meeting

April 29, 2022

**Via Zoom Video Conference In attendance: Jay, Doug, Martha, Alan, Eric, Norm, Jim, Bob, John**

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approved Minutes from March

**Financial Matters:**

* Updated Budget and financials – Bob McKenna Restricted - $1,022,000 Unrestricted - $599,000 A/R – All under 30 days

**Restaurant Report;**

* Ruth has informed us that she has hired her full staff for the summer – No labor storage this year.

**Facility and Site: Jay Donovan**

* Emergency Roof Replacement for Building 4 will get underway as soon as possible. All common area HVAC and most, if not all privately held HVAC units will need to be replaced as well as all the line sets and electrical hookups. This will take some time, so please be prepared. Regular email correspondence will keep you updated.
* 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 is one unit on the market currently.
* Potential Projects List for 2022

**Other Matters:**

* The new playground has been installed.
* 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.
* 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 -**. All ARC Forms were approved.

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* ARC Form from Unit 232 to add recessed lighting in master bedroom and closet.
* ARC Form from Unit 414 to replace electrical panel and HVAC
* ARC Form from Unit 525 to replace AC Compressor
* ARC From form Unit 631 to upgrade cabana, cabinets, flooring and paint.

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

**Adjournment**