Belmont Board of Trustees Meeting Minutes

April 26, 2019

**Minutes:**

Approve Minutes from March Meeting.

Jim Hilliard opened the meeting.

**Financial Matters:**

Terry Milka reported on the budget which is in good shape. The restricted cash balance is $811,000 and the cash balance is $452,000. We have no Accounts Receivable past due. All Accounts Payable are up to date.

**Restaurant :**

Discussed the flooring and painting projects. Flooring is being installed and painting is on going. Chairs and bar area are being updated to enhance the restaurant and to match the new floors.

**Facility and Site: Jay Donovan**

Tennis Courts will get a makeover this spring. This work can not be done until June but the courts will be ready for the annual tennis tournament.

**We will be Towing automobiles starting next season. We are doing this for safety reasons. Emergency Vehicles need access and egress to all of our units; especially the narrow roadways by the Townhomes. Signs will be posted with phone numbers and the address of the towing company. We will continue to remind people via the email blasts sporadically throughout the off season.**

**Other Matters**:

The Belmont has a Facebook page. Search for Belmont Condominium Trust and send a friend request. There is a closed group on the page called “Belmont Owners Forum” This is an invitation only group and open to owners only.

If you are doing any type of renovation, please remember to fill out an ARC Form and submit that to the office for approval. We also require that your contractor be licensed and insured and we’ll need copies of those items before the job starts., Every contractor must come into the office for a pre-construction meeting to review the Contractor Work Rules. You may receive bids by contractors on Weekends in the off-season but no work may be performed any Saturday or Sunday, year-round.

Discussed on going owner projects. Jay will send a notice to remind owners that work must be complete by May 15th. This is the owner’s responsibility. Construction work will not be allowed after that date.

Units for Sale – The year has been excellent for Real Estate and presently there are 4 units pending. There are a few small units for sale and one townhouse.

**Owner Correspondence**

A motion was made to approve the actions of the Board between meetings. The motion passed unanimously.

A motion was made to adjourn the meeting. The motion passed unanimously.