**The Belmont Condominium Trust**

**Unit Owners Meeting**

**March 31, 2023**

**This meeting was held via Zoom Video Conferencing**

**Attendees:**

Martha Lane

Jay Donovan

John Hackett

Bob McKenna

Eric Sweeney

Steve Barberino

Norm Katz

Jennifer Brown

Guest speaker: Doug Crabtree, CPA

**Unit owner attendees and identifiable via zoon.**

Carl Youngman

George Davagian, Jr.

John McDermott

Suzanne and Guy

Han Park

Jerome Karter

Pat Flaherty

Janice and Bob Ullenbruch

**Minutes:**

**Call to order:**

* Chairperson Martha Lane called the meeting to order.

**Approval of prior meeting minutes:**

* The board approved executive minutes from the February Meeting

**Current Financial Condition:**

* Financial review was presented – no questions presented from unit owners.

**Property Management Report:**

* Final construction on the roof edge is in process. Estimate completion -3 weeks.
* Multiple repairs completed by Atlantic Waterproofing.
* Deck coating replacement as needed has been scheduled.
* PAC Engineering will review cracks in the concrete in building two garage level.
* Replacement of the boardwalk lights has begun.
* Lobby Flooring has been replaced in building 6.
* Certified tree care program has been approved.
	+ Mulch evacuation process has begun.
	+ Tagging will begin in April.
	+ Next steps 30-year plan to be reviewed.
* Pedestal installation timeline is approved.
* Comcast revenue share reviewed.
* Reviewed current units for sale.

**Restaurant**

* In process – replacement of the soffit venting at the restaurant and associated recessed lighting.
* New awning is currently being manufactured.

**Owner Correspondence:**

* All unit owner projects requests were approved by unanimous vote.
* No questions received from unit owners.

***All actions approved.***

**Off Season Summer Meetings**:

May 27th

Meeting to be held on the restaurant deck.

**Motion to Adjourn**

**Attendees: taken from Zoom**

