**MINUTES**

Board of Trustees Meeting

January 29, 2021

**This meeting was held via Zoom Video Conferencing: Alan , Jay, Martha, Norm, Jim, John, Eric and Doug all in attendance**

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approved Minutes from November/December.

**Financial Matters:**

* Updated Budget and financials. Cash Unrestricted $775,000 Non-Restricted $670,000 A/R – Current 2020 was $147,000 under budget will be moved to 2021.

**Restaurant Report;**

* The restaurant operators will be returning for another season with menu changes and some fixed price dinner items. Cliff will not be returning but Ruth’s daughter will be managing the front of the house.

**Facility and Site: Jay Donovan**

* **COVID-19 protocol requires that you wear a mask anytime you’re inside any common area on the property.** Masks are not required outside unless you are unable to physically distance.
* **We continue to sanitize all common areas on a regular basis. This include the chairs at the pool, beach and restaurant.**
* Interim waterproofing is completed. We do have two units that need further attention and an engineer will be performing a water test to resolve the issues. Major waterproofing is scheduled for 2022.
* Lobby Furniture replacement is substantially completed. Final decorations are being added.
* The rules prohibit placement of chairs, ball playing or congregating in grass areas in front of the midrise buildings.
* WiFi is installed at pool and Restaurant Instructions are on the front of the Belmont Telephone Directory
* Units for Sale. There is one unit on the market currently and four pending.
* Completed Projects List 2020 & Projects List for 2021
* 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.
* The email blasts work well. If you're not on the list, please email me with your request. Otherwise, you'll miss important updates!

**Owner Correspondence -**.

* I’ve requested a conservation review for tree removal on the seaward side of the boardwalk. I’ve not had a response.
* ARC Form from Unit 622 to install hardwood floors, replace sliders and swing door and remodel master bathroom. I’ve conditionally approved this request as its late in the game for the bathroom remodel.
* ARC Form from 132 to build storage locker in garage.
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* ARC Form from TH 4 to install hardwood floors, retile bathrooms, and paint the entire interior of the unit.
* ARC Form from TH 10 to update front and rear courtyards with decking and pavers.
* ARC Form from TH 12 to completely remodel second floor of the unit, including gutting master bath and minor remodel to guest, new flooring, fixtures, electrical outlets and new closet systems.
* ARC Form from TH 19 to sliders in front courtyard.
* ARC Form from TH 29 to replace toilets, cabinets and flooring in two bathrooms, replace the countertops and add a peninsula in the kitchen, replace the fireplace hearth, install a bathroom and finish basement. (The basement work will need to be fully permitted by the town before I sign off on the ARC.)
* All ARC forms were approved.

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

**Adjournment:**