Belmont Board of Trustees Meeting Notes

In attendance via conference call: Jim Hilliard, Walter Perry, Martha Lane, Terry Milka, Norm Katz, John Hackett. Jay Donovan and Doug Crabtree were also present.

11/30/2018

**Minutes:**

- A motion was made to approve the meeting minutes from the October meeting. Approved unanimously.

**Financial:**

-Terry Milka provided an overview of our financial status. our restricted balance is $938,000 and our cash balance is $265,000. The budget is on target and A/R and A/P are in good shape.

**Restaurant:**

-Flooring Selection – will be finalized by January.

**Facility and Site:**

Balcony railings are still being painted. Pleaase email the office if yours is peeling.

Phase 1 of the paving project is complete. Phase 2 starts in March or April

Towing of illegally parked cars with start next spring. Jay will provide email reminders.

**Other Matters:**

-Unit owners are reminded of the Belmont Facebook page.

-Unit owners are reminded to complete an ARC form for any renovation requests. Contractors must be licensed and insured. The office requires copies of these documents prior to any work being started.

Contractors are required to attend a pre-construction meeting to review Contractor Work Rules.

Unit owners may obtain bids on weekends in the off season but no work may be performed on Saturdays or Sundays – year round.

There are 4 units for sale, one is under contract.

-Potential projects list for 2019.

**Owner Correspondence:**

ARC Form from 515 to replace both bathrooms

ARC Form from 422 to replace floors, kitchen cabinets, vanities, and tile

ARC Form from 140 to replace kitchen

ARC Form from 122 to replace bathroom

ARC Form from 323 for a full remodel

ARC Form from 121 for a full remodel

ARC Form from 513 to install decking after waterproofing

ARC Form from 515 to replace both bathrooms

ARC Form from TH 23 to replace HVAC

ARC Form from TH 3 to replace vanity, countertop and mirror/medicine cabinet in master bath

ARC Form from 342 to replace doors and windows

A motion was made to approve the ARC forms. The motion passed unanimousl.

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.