**MINUTES**

Board of Trustees Meeting

December 3, 2021

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

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approved Minutes from October

**Financial Matters:**

* Updated Budget and financials – Bob McKenna October Financials/Doug Crabtree. Unrestricted: 524K Restricted: 838K A/R - $0

**Restaurant Report;**

* Survey results will be published soon. – Sent to all owners

**Facility and Site: Jay Donovan**

* Balcony Ceilings and Railings - Please notify the office in writing (email) if you have a balcony ceiling or railing that needs attention.
* We’re building new beach boardwalk extensions to accommodate people with disabilities.
* Units for Sale. There are no units on the market currently.
* Potential Projects List for 2021

**Other Matters:**

* Comcast revenue share was $3,471.18 for the third quarter.
* DOJO Networks will not be providing WIFI services for the Belmont.
* Mr. Thirsty’s are available in the office. If we run out, you can find them at MrThirstywatereater.com.
* 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.
* 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 132 to install new heat pump/air conditioning
* ARC Form from Unit 141 to install new heat pump/air conditioning.
* ARC Form from Unit 210 to replace windows.
* ARC Form from Unit 311 to replace windows.
* ARC Form from Unit 323 to replace living room windows.
* ARC Form from Unit 410 to replace all windows and sliders.
* ARC Form from Unit 420 to resurface and waterproof balcony.
* ARC Form from Unit 432 to replace living windows and doors.
* ARC Form from TH 4 to do a full remodel, replace all windows and replace electrical panel
* ARC Form from TH 28 to add carpet runner to stairs, replace closet doors and finish the basement bathroom.
* ARC Form from TH 29 to install mini split air conditioning/heat pump in master bedroom.

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

**Adjournment**