Minutes BELMONT BOARD OF TRUSTEES MEETING JAN 27, 2017

GENERAL MEETING AGENDA

Opening remarks from Jim Hilliard Chairman

Voted unanimously to approve the Minutes of the November/December Meeting

Financial Matters: Report by Connie Donovan Chairman…all in order as expected

Restaurant Update and Report by Chairman, Jim Hilliard; After extensive search by Property Manager Jay Donovan with input and suggestions by all Board Members it came down to 2 who could possibly work at our Restaurant Complex.

The two were the Bramble Inn and Tastefully Done Catering. It was determined by the Board that the two finalists be interviewed again by Jim Hilliard and Jay Donovan for a final determination.

Facility and Site: Jay Donovan;

The 2016/17 winter projects are well underway. Painting the mid-rise hallways and doors above the Chair Rails, perimeter and Townhouse fence replacement, rebuilding of several of the trellises outside of the Townhouses and replacement of the boardwalks to the Beach and the retaining wall of the tennis court.

Continuance of Phase three of the Landscape Project if the Budget allows.

The midrise hallways are currently being painted and there are pictures on the Belmont Website .The Doors and Trim are being painted and Building six will be complete.

Fencing; The Contract is signed and deposit paid. The Company will start the project very soon, weather permitting.

The Trex and pressure treated wood for the Boardwalks to the Beach are onsite.

The wall of the Tennis Court is under construction.

Units for sale: Eleven Units for Sale of which Six are pending purchase and we have Two Cabanas for sale.

Projects list for 2017 was discussed by the Board and presently underway.

Other Matters; The Belmont now 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 are able to participate in and discuss matters related to the Belmont. This is an invitation only group and open to owners only.

We’re offering owners the option of receiving and sending notification by email to reduce our carbon footprint. Some items must be sent out via U S Mail such as legal notices, Ballots and Proxies. If anyone is interested in receiving all other notification by email, please send Jay Donovan an email to the Belmont Office with the subject header “OPT IN”. All documents including Board Minutes can be found on the Website as soon as they are approved.

Jay Donovan is looking for installing an open Wi-Fi connection to the Pool and Restaurant areas. If this can be done within the Budget it will be installed over the Winter months.

Owner Correspondence;

ARC Form from TH 3 to install storm doors and closet doors.

ARC Form from TH 22 to replace flooring, windows, sliders, paint the entire Unit, reconstruct basement bulkhead, remodel back and front Courtyards.

ARC Form Unit 220 to do complete remodel including Windows, sliders, kitchen, baths, flooring, tile, heat and thermostats.

Voted unanimously to approve the actions of the Board between meetings.

Adjourned at 9:40 AM

Respectfully submitted : Norm Katz ( in the absence of Terry Milka who was called from the meeting)