Board of Trustees Meeting Minutes

August 28, 2021

**In attendance: Jim Hilliard, Martha Lane, Norm Katz, Alan Burleson John Hackett. Also in attendance: Jay Donovan.**

**Chairman Jim Hilliard made welcome remarks**

**Minutes:**

* A motion was made to approve Minutes from July. The motion passed unanimously.

**Financial Matters:**

 Cash balance is $373,000; restricted fund balance is $806,000. A/R and A/P are all up to date and the budget is on track.

**Restaurant Report;**

* Come and enjoy the last two weekends at the Restaurant with friends and family.

**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 and well. If you’ve already emailed, you’re all set.
* Units for Sale. There are no units on the market currently and four pending.
* Potential Projects List for 2021

**Other Matters:**

* Off season is approaching and contractors will be allowed on the property, Monday through Friday from 8:00am to 5:00pm. Your contractors must sit down with me to go over the rules for work and sign a copy acknowledging the same.
* Winter closing procedures can be found in in your Board package or online on our website.
* Mr. Thirsty’s are available in the office. Get them while they last. 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 window.
* I’ll be sending out notification of the Zoom Video Conference Meeting with representatives of DOJO networks, which is the company we may select to install our new WIFI network throughout the Belmont. This is an important meeting for you to attend as you’ll be able to ask questions and receive answers directly from the principals. We anticipate this happening on either a Saturday morning or a weekday early evening.
* 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.
* William Langan unit 542 – asked Jay about some new dogs and whether they comply with our rules. Jay replied that he was. Unit owners were reminded that we ask that dogs be taken off the property for walking and relieving themselves.
* Steven Riemer unit 440 – asked about his request for landscaping at edge of building 4. Jay answered that it will be addressed. Mr. Riemer also mentioned an irrigation issue that ought to be checked. Jay will notify landscapers.
* Steven Riemer unit 440 – asked about repainting the Belmont name on the Harwich sign at end of street. Jay said he has called Plymouth sign multiple times.
* Dorothy Barbarino – Unit 210 - Asked whether new internet would address FOBS. Jay explained that having good wifi will allow us to add FOBs and other technology. Dorothy noted that codes would be better so that they can be changed and owners wouldn’t need to carry anything with them.
* Dorothy asked what security issues we had faced. She noted that animals or intruders could just as easily come through the garage and so the doors should be allowed to be opened for some air.
* Dorothy asked about the procedures for new board members noting that we have no way to no what people are for or against. Dorothy suggested a list of questions. Jim explained that this year we didn’t have anyone run but if they had we invited them to a meeting to answer questions of the owners. Martha reiterated the importance of running so that the community is able to determine who they think will best represent them.
* Steve Barbarino – Unit 210 remarked that the only security we should each count on are the locks on our own doors.
* Maureen Shea TH8 – asked about costs of wifi. Jay explained that the zoom call will have those answers.
* Errol James - Unit 112 asked about information prior to zoom call to review. Jay said he would be sending an email. He also confirmed that the board requests unit owners to have lived here for 3 years before running for the board. Jay confirmed.
* Patti NockUnit 513 – asked if the hedges out back of building 5 were being addressed. Jay confirmed that they are.
* John Gregorian Unit134 – asked about the platform at end of walk way on beach noting it is too small to handle carriages and scooters. Jay answered that an extension will be added.
* Nancy Stavis unit 412 – asked about dirty railings. Jay explained that cleaning is the homeowners responsibility but repainting is done by the staff. Please email Jay if that service is needed.

**Owner Correspondence -**.

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* ARC Form from Unit 510 to do a complete remodel, including doors and windows.
* ARC Form from Unit 320 replace linoleum in laundry room
* ARC Form from Unit 425 to replace flooring, windows, doors and interior painting
* ARC Form from Unit 513 to remodel kitchen
* ARC Form from Unit 245 to remodel kitchen
* ARC Form from TH 30 to install mini split AC in Master Bedroom
* ARC Form from Unit 412 to replace AC
* A motion was made to approve the ARC forms as listed. The motion passed unanimously.

**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.**