**MINUTES**

Board of Trustees Meeting

October 29, 2021

**This meeting w as be held via Zoom Video Conference –**

**In attendance - Alan, John, Martha, Jay, Eric, Bob, Doug, Jim, and Norm**

**Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approved Minutes from September – All

**Financial Matters:**

* September Financials – Doug Crabtree. – Unrestricted/Operating = $497K Restricted = $806K
* Approved 2022 Operating Budget and Reserve. – Passed
* We anticipate a 5% overall increase in the budget. We also anticipate a healthy surplus this year to help offset the shortage of close to $47,000 in 2022. – It will have to be managed and increases may be necessary in the future to keep up with inflation.
* The largest reduction in the 2022 reserve expenditures is a reduction of $300,000 in waterproofing costs.

**Restaurant Report;**

* Surveys are coming back at a steady pace. 87 Unit Owners have responded. Nov 4th is the cut off date. Bob McKenna is compiling the results. Full results will be disclosed at the next meeting. Several owners have expressed their desire to have all the results fully published to the community.

**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 is one Unit on the market currently.
* Potential Projects List for 2021
* We’re in the process of preparing the property for the winter season. Winter closing procedures can be found online on our website.

**Other Matters:**

* 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.
* DOJO Networks completed the survey of the property and we are awaiting the results. We’ll keep you apprised of the next step. The whole community will be involved in the decision.
* 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

* ARC Form from Unit 345 to waterproof/paint the balcony.
* ARC Form from Unit 620 to do a minor remodel of kitchen and install LVP in kitchen and baths.
* ARC Form from Unit 524 to replace air conditioning.
* ARC Form from Unit 633 to add a barn door style door to the hallway to the bedrooms.
* ARC Form from Unit 614 to have cabana louvers stripped and powder coated.
* ARC Form from Unit 145 to remodel bathrooms.
* ARC Form from Unit 323 to replace air conditioning
* ARC Form from Unit 232 to replace all closet doors, install under counter lighting and recessed lighting in kitchen and living room.
* ARC Form from TH 12 to remodel Cabana

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

**Adjournment**