**MINUTES**

Belmont Board of Trustees Annual Meeting

July 31, 2021 10:00am

Held on the Restaurant Deck with many residences plus board in attendance:

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

**Welcome Remarks from Chairman Jim Hilliard**

**In Memoriam**

Bernie Feldstein, Sandra Berger, Greg Angelini, Galina Ocheretyanny, Rosemary Gaisford

**Minutes:**

* Approved Minutes from June Meeting.

**Election of Board Members** – There is one unopposed candidate running and the Board will appoint someone to fill the remaining vacancy at a later date. Jim Hilliard was reelected to the board as chair person.

**Financial Matters:**

* Updated Budget and financials. – Doug Crabtree 829K Unrestricted Account: $491K A/R = $0
* Reserve Study presentation (See attachment) - Doug discussed and explained the 5% CPI to think about the budget in the future.

**Landscaping Presentation** – Craig Whitten – Explained pruning of rhododendrons, adding the new landscaping, adding new trees to replace the some 30 that died from the 2019 tornado. TH 24 Marshall added he would like attention to his plants growing over the fence. TH 11 Pasciucco would like attention to his bare island area in TH11 240 – Tulman – Asked about adding more colors to the arrangement in the next year and Craig said yes.

**Insurance Presentation** – Jeff Cotto of Rogers and Gray – Give an overview about the coastal flood program, 54 Million of coverage to the property as well as spoke to individual content insurance.

**Technology & Security**

* As you know, we sent a survey regarding the potential installation of a dedicated WIFI network for the Belmont. The vast majority response was very positive.

The major benefit of the network will be to provide fully secured WIFI connections that will travel with you to your cabanas or anywhere on the property, other than the beach. It will allow for future improvements like key fob entry systems, security cameras throughout the property and other enhancements. You’d be able to run m multiple devices with no bandwidth loss and the costs will be substantially less than you are paying now. There’s also the possibility of tiered service levels, depending on your individual needs. For those of you that are tech savvy; you’ll be able to cut the cord with Comcast completely and watch streaming service es such as Netflix, Roku or Hulu. Anyone that wishes to retain their current services or some of their current services will be able to do so.

We’ll announce a Zoom meeting where you can ask questions and garner more information from the company that we are considering hiring to perform the work.

**Restaurant Report;**

* The restaurant is open for Friday Dinner, Saturday Dinner and Sunday Brunch. Take out is available on all days the restaurant is open.

**Facility and Site: Jay Donovan**

* Please see the attached sheet regarding the structural integrity of the midrise buildings on the property. The board has voted to spend $3800 on a structural engineer to evaluate the property.
* We’ve made many improvements both aesthetically and structurally throughout the property.
* The chair room is for those units that don’t have cabanas. You may store chairs only; no floats, rafts, chair carriers or carts are allowed. These items will be removed and disposed of.
* Do not leave furniture or bulky items at the dumpsters. They won’t be taken by the trash removal company and its unfair to ask other residents to pay for disposal of your possessions.
* **Please STOP throwing items down the trash chutes that don’t belong there. Recently, someone through a full blue tarp down one of the chutes. This will damage the compactors, create a fire hazard due to overheating and inconvenience all your neighbors because the compactor won’t work, not to mention the cost to repair. It’s also very dangerous for our employees to have to deal with this.**
* The rules prohibit placement of chairs, ball playing or congregating in grass areas in front of the midrise buildings.
* Units for Sale – There is one unit coming on the market. 421 for $750K
* Potential Projects List 2021 as passed out.
* 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.
* The email blasts work well. If you're not on the list, please email me with your request. Otherwise, you'll miss important updates!

**Owner Correspondence**

* ARC Form from Unit 245 to remodel kitchen.
* ARC Forms from Unit 232 to replace floors, kitchen cabinets and remodel bathroom.
* ARC Form from Unit 233 to remodel bathrooms.
* ARC Forms from TH 6 to replace windows in master and guest bedrooms and install shades on transom windows and skylight.
* All ARC Forms were approved by the board.

**Owner Questions** – The Board and Manager will take any questions that you might have.

Fitzpatrick Unit 633 - Volunteered to take anyone’s cat litter to the dumpster downstairs. Cat litter as been problematic to the trash compacters.

Gumb Unit 144 – Asked when the software for the front gate would be in. Jay said soon.

Carson Unit 334 – Said the key to building 3 was not working. Jay said it was upside down and if necessary, will have the locksmith come to fix or replace.

McKenna Unit 232 – Asked where the property line was to the East. Wondered about putting up a barrier to keep people/dogs out. Board will discuss.

James – Unit 112 – Had a question about the reserve budget. Board explained a 3% increase for costs of living.

Gilman – Unit 312 – Stated that her car was tampered with. Recommended we install cameras.

Fitzpatrick – Unit 633 – Wondered if she could send ideas to the board. The board encouraged her and others to send idea to the board via Jay’s email.

Wyman – Unit 540 - Thanked the board and Jay for keeping the property on a sound and planned out budget.

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

**Adjournment:**