**The Belmont Condominium Trust**

**Board of Trustee Meeting / Unit Owner Meeting**

**May 27, 2023**

**This meeting was held in person at the Belmont Beach Club**

**Attendees:**

Martha Lane

Jay Donovan

John Hackett

Bob McKenna

Steve Barberino

Norm Katz

Jennifer Brown

Guest speakers:

**Minutes:**

**Call to order:**

* Chairperson Martha Lane called the meeting to order.
* A moment of silence took place for the prior Board of Trustees Chair Person.

**Approval of prior meeting minutes:**

* The board approved executive minutes from the April 2023 Meeting

**Current Financial Condition:**

* Bob McKenna stated the financial conditions.
* Included restricted cash figures.

**Property Management Report provided by Jay Donovan:**

* Insurance had been approved. – increase of 150k
* Phase I of tree remediation is complete.
* Hydrangea issues continue as a result of the weather
* Restaurant
	+ A new awning is in place.
	+ Fire pit is on and working.
	+ Opening Day is June 16th, 2023
	+ Menus will be mailed to all unit owners.
* Boardwalk lighting complete.
* Townhome dripline complete.
* Door access pedestal installation is complete.
* Comcast share of revenue was reviewed.
* 4 units are for sale.
* Reviewed appropriately storing items in garages.
* Reviewed appropriately disposing of items.

**Unit owner suggestions, comments, questions**

* Unit owner- expressed: information on executive sessions and final review of projects is needed to be heard by unit owners.
* Unit owner – would like information on why The board of trustees makes certain decisions.
	+ Information on how the board arrived at these decisions is being requested by unit owners.
* Unit owner – expressed interest in understanding what the board votes on vs. other associations where the board of trustees only votes on HR & Legal issues.
* Unit owner – expressed concern on the removal of the welcome back event. Board will review options for bringing this event back.
* Unit owner expressed interest in understanding and seeing further financial information in detail.
* Unit owner expressed introduction of the Board of Trustees. – The Board of Trustees introduced themselves.
* Unit owner suggested – landscaping start sooner in the season as to eliminate dust.
* Unit owner- second suggestion on bringing back the party and more community activities.

**Summer Meetings**: - to be held on restaurant deck.

June 24th

July 29th – Annual meeting.

August 26th.

**Motion to Adjourn**