**MINUTES**

Board of Trustees Meeting

April 30, 2021

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

 **Welcome Remarks from Chairman Jim Hilliard**

**Minutes:**

* Approved Minutes from March.

**Financial Matters:**

* March Financials Restricted 938K, Operational Non Restricted 613K A/R - 0

**Restaurant Report; -None**

**Facility and Site: Jay Donovan**

* **COVID-19 protocol requires that you wear a mask anytime you’re inside any common area on the property.** Masks are not required outside unless you are unable to physically distance.
* **We continue to sanitize all common areas on a regular basis. This includes the chairs at the pool, beach and restaurant.**
* The rules prohibit placement of chairs, ball playing or congregating in grass areas in front of the midrise buildings.
* Units for Sale. There are two units on the market currently and four pending.
* Projects List for 2021
* 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 444 remove and replace flooring and change light fixture in Cabana19.
* ARC Form from Unit 631 to replace air conditioning. Replace some electrical outlets and light fixtures in both the Unit and Cabana 21
* ARC Form from Unit 531 to replace kitchen faucet and toilet in bathroom.
* ARC Form from TH 22 to replace patio decking only. Framing will remain.
* ARC Form from TH 23 to replace upstairs carpeting and remove and replace decks in courtyards. Decking will be completed after Labor Day.
* ARC Form from Unit 514 to replace light fixtures in living room and replace thermostats.
* All ARC Forms were approved.

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

**Adjournment:**