**Belmont Board of Trustees Meeting - Minutes**

February 23, 2018

In Attendance: Jim Hilliard, Alan Burleson, Terry Milka, Norm Katz, Walter Perry, John Hackett and Jay Donovan.

Jim called the meeting to order.

1 – A motion was made to approve the minutes from the January Executive Session. The motion passed unanimously.

2 – Terry provided a financial update. All financial matters are in order and in-line with the budget. Accounts receivable and accounts payable are in good order.

3 – Jim reported that the restaurant contract was signed.

4 – Facility and Site. The following matters were discussed:

* All mid-rise stairwells have been painted.
* Currently preparing Buildings 1 & 2 garage for painting.
* Work will be done to raise the height of the urinals in both men’s rooms on the property.
* The block retaining wall is underway. Jay has eliminated the need for cementing in the fence posts.
* Water Penetration: The recent damage to one unit was discussed. Jay has been working with the owner.
* The block retaining wall is underway. Pictures are available on the website and also posted to Facebook.
* The balcony ceiling painting project is completed for the winter. Fascia edge painting will resume in the spring.
* The landscaping project will resume as soon as the weather warms.
* Fitness equipment: A lengthy discussion was conducted regarding the purchase of fitness equipment. A motion was made to table the issue of purchasing fitness equipment and was passed unanimously.

**Other Matters:**

* The Belmont now 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 and participate in polls. This is an invitation only group and open to owners only.
* The Bocce Courts have been a huge success this year. If you haven’t thought about playing, come over and take a look.
* Townhouse trellises are being replaced as necessary.
* Report showing Units for Sale is attached.
* Potential Projects List 2018 is attached.

**Owner Correspondence**

* ARC Form from the owners of Unit 335 to install window treatments was voted on and passed unanimously.
* ARC Form from Unit 143 to replace air conditioning was voted on and passed unanimously.

5 - A motion was made and passed unanimously to approve the actions of the board in between meetings.

6 – A motion was made to adjourn the meeting and was unanimously passed.