

The Lofts at Westinghouse Condominium Association

Minutes of Board of Managers Meeting

October 28, 2013 6:45 -- Unit 211

Present: Mike, Matt, Pam, George, Carole, Ellen, Jim

The October meeting of the Board of Managers was held on October 28, 2013 at 6:45pm in Unit #211 at The Lofts at Westinghouse. A quorum was established with the following managers present: : Carole Allen, Matthew McKee, Pamela Ross, Michael Sambuceti and George Scala. Also present were Jim Sisk and Ellen Brown of R Brown Partners and 4 unit owners.

6:49 Owners' participation opened.

As is the custom of the board, the first 15 minutes of each trustee meeting is open to any unit owner(s) who would like to address the board.

7:45 Meeting called to order.

A unit owner spoke to the board about her on-going problem with a neighboring/abutting unit owner who she felt was harassing her with numerous phone calls, text and email messages complaining about noise and that these complaints had been going on for years. She also said the neighbor/abutting unit owner had conveyed specifics of her noise complaints to other residents of the condominium. She said the neighbor had recently called the Boston PoliceDepartment to complain about noise from her apartment and that was the final straw. She told the board that the complainant abutting neighbor was a member of the board of managers and she asked that board member to resign from the board. She said she did not think the complaining neighbor who she felt was harassing her was acting as a board member but rather solely as a neighbor/unit but still felt strongly that the board member should resign. The board member had recused her/him self from discussion and discussions as to how to move forward on this complaint and on the noise/sound issue in general took place. Ellen Brown said the board did not have the authority to remove someone elected by unit owners; that the next scheduled election of board members is approximately June, 2014. Ellen Brown went over the procedure a unit owner could follow to call for a Special Meeting of Unit Owners before that time for the purpose of removing someone from office. The unit owner stated she did not want to wait until June, 2014 and if the neighbor/board member did not voluntarily step down, the unit owner would consult a lawyer about her options or would speak with other unit owners about calling for a Special Meeting. The Unit Owner also stated that she felt their family and visitors had been subjected to hostility by a previous resident of the condominium.

Other residents raised issue of noise in general, an impromptu yard sale and also complained of strangers getting into the building for the purpose of political solicitation. Condo rules about yard sales were discussed . Residents are asked not to allow strangers into the condominium.

Issue of noise transmission and resident's claim of unfair treatment was discussed and

1. Minutes of September meeting approved.
2. Update given on the issues with the parking lot upgrade.

3. Financial report given. Further budget discussion scheduled for November 13th meeting.
4. Condo fee and Special Assessment receivables discussed.
5. Possible sound issues with Unit 212 discussed.
6. Building interior was discussed. Management taking under advisement.
7. Art committee report given. New show of small works scheduled for December. Work begun on establishing rules for other gallery spaces on 2nd and 3rd floor lobbies and a calendar for upcoming shows in all galleries.
8. Welcome packet discussed. Work in progress. Due by January.
9. Maintenance issues discussed. Progress on re-pointing unused elevator shaft, lights in stairwells, and thermostat settings.
10. Dog registration was discussed.
11. Storage was discussed, still waiting to hear.

7:45 meeting adjourned.