

Minutes August 30, 2012 b

The Lofts at Westinghouse Condominium Association Minutes of Board of Managers Meeting August 30, 2012 --

Present: Thad Constantine, Belkys Dooley, Joseph Lyons, Matthew McKee and Pamela Ross and Jim Sisk and Ellen Brown

The third meeting of the board of managers took place in unit S12 at The Lofts of Westinghouse (Joe Lyons unit).

Meeting called to order and the floor was opened to residents for 10 minutes:

Donald Cowan, owner of Studio 4 presented a proposal to add a ventilation unit in his studio, through the glass bricks. It was discussed and the board decided they needed more information in the form of the drawings and plans that will be submitted to the building department for permitting.

Cory Bova, owner of unit 202, brought up the noise issue with European Woodworking. The company is not keeping regular business hours and has started their equipment before 7 am. The management company will investigate.

Colin Sheehan, owner of unit 314, submitted a request for a permit to have two dogs in his unit. The dogs have been living there already. The board needs to review the bylaws and generate a pet policy for the building, including what to do about bylaws that were not enforced in the past ("grandfathering") and policies moving forward.

Ean White, owner of unit 216 and Studio 9, brought up the lack of adequate markings for the loading zone by the bike racks.

The public portion of the meeting was closed at this point.

Master Condo Meeting:

Thad, representing The Lofts at Westinghouse Condominium Association, attended the Motherbrook Condo Association meeting on August 27, 2012 and reported back.

MotherBrook Condo Association is changing the security strategy for the property as of January 1, 2013. The board discussed the option of tying into a new video camera system for the common areas and will continue the discussion at the next meeting of the Lofts Condo Association.

The Motherbrook Condo Association budget is on track.

Pet Policy:

The Pet Policy for both the Motherbrook Condo Association bylaws and for the Lofts at Westinghouse Condominium Association. The bylaws do state that only one dog, 50 pounds or under is allowed per unit. The Board will generate a Rules of Conduct for the building. "Grandfathering" in units that have 2 dogs dating from before enforcement of the bylaws and the generation of a Pet Policy was also discussed.

The Pet Policy will include a "no pets" policy for renters of units.

R Brown Partners will enforce the Pet Policy.

The Pet Policy will be distributed to all units manually.

Pest Control:

There was a report of a pest issue on the third floor.

R Brown will investigate and talk with the contracted exterminator, who currently handles the exteriors and the common areas of Building A and C.

The Board will draft a Reminder of Good Habits to be placed in the trash rooms on both floors to help and advise owners on good practices to avoid pest problems.

R Brown will check on Hamilton's progress on covering the holes cut in the 2nd floor trash room. He will also inquire about the damage done to the 3rd floor wall when dry wall was brought in through the third floor lobby windows.

Proposal to buy vacant warehouse space:

The board tabled the discussion.

Sound transference:

The board discussed the various issues of sound in a loft building, including past attempts to correct the issue. R Brown and board members will also consult with outside engineers. Also, the gym spaces will have set hours of use. Common courtesy in public areas after hours was also discussed.

Security

Building access - Hamilton made a proposal for cleaning contribution from Building D tenants as well as other security arrangements such as a list of who would have access, with photos. R Brown will find out how much it would cost to add another day for the cleaning crew and counter offer.

Camera proposal - The proposal was tabled.

Repair status of the field parking lot

The board discussed the flooding issues and the puddles lasting over one day. R Brown will investigate possible solutions. There is a plan in place for snow removal and parking during plowing.

Jim will also investigate a home inspector report about potential roof issues.

Towing policy

Jim Sisk is the contact person during the day.

After hours, a board member will be the contact person for the towing company.

Maintenance

R Brown will investigate the non working lights on Building C exterior, adjustments to the front door locking mechanism, motion detectors on the third floor hallway, the mythical existence of a thermostat for the second floor hallway.

The board also discussed the concept of a welcome packet for new residents and renters, discussing policies etc. Also, that Bell will be resigning from the board in the next few weeks.