

The Lofts at Westinghouse Condominium Association

Minutes of Board of Managers Meeting

November 3, 2014 6:54 -- Unit 211

Present: George, Pam, Carole, Jim

The November 2014 meeting of the Board of Managers was held on November 3, 2014 at 6:45p.m. in Unit #211 at The Lofts at Westinghouse. A quorum was established with the following managers present: Carole Allen, Pamela Ross, and George Scala. Also present was Jim Sisk of R Brown Partners.

6:53 Owners' participation opened. No owners present for this meeting.

6:55 Meeting called to order.

1. Minutes from October meeting approved.
2. Roof rights discussed for solar panels with SunBug. Need to call additional lenders for possibilities of obtaining financing.
3. Master Condo Meeting report was given by Pam. The transition between Hamilton and First Realty has been challenging. Problems with insurance and fire safety have cropped up.
4. Year-to-date budget was discussed.
5. Finances for 2015 were discussed. Revised report will be distributed for voting by the Managers.
6. Side stairwell renovation is done and weather stripping was added to stop water coming in. Awning quotes have come in for adding protection from the elements.
7. Dumpster re-organization to create more short-term guest parking was discussed.
8. Guest parking update. Signs will be posted instructing visitors to the complex that Building C spots are reserved. Signs will be ordered for the loading zone also. Speed limit signs are up.
9. A new cleaning company has been hired.
10. Communications Committee-no volunteers came forth. A newsletter style communication will be sent out with the following points covered.

Christmas tree bags

Electrical safety

Parties and parking (courtesy)

Guest pass and display of all parking passes (handicapped included)

Still looking for a volunteer to write the quarterly newsletter.

11. Windows Merrill/Aran/Lewin. The management company reported on progress. Lewin may still be prepared to provide glass. Merrill will estimate replacement of the windows entirely. Estimate from Sarno also?
12. Other items were discussed including:
 - building exterior update –removing vent stack, etc by UPS-on this year’s budget now.
 - lighting sign and additional outlet in staircase were possible items for budget.
13. Additional roof leakage was discussed.
14. Next meeting December 22.

8:30 Meeting adjourned.