

## **The Lofts at Westinghouse Condominium Association**

### **Minutes of Board of Managers Meeting**

**December 22, 2014 7:00 -- Unit 211**

**Present: Trish, Pam, Carole, George, Matt, Ellen, and Jim**

The December 2014 meeting of the Board of Managers was held on December 22, 2014 at 7:00p.m. in Unit #211 at The Lofts at Westinghouse. A quorum was established with the following managers present: Carole Allen, Pamela Ross, Matt McKee, George Scala, Trish Case. Also present were Jim Sisk and Ellen Brown of R Brown Partners.

**7:05** Owners' participation opened.

Unit owner complained about an incident involving a dog that may not meet condo doc rules for animals. There was a reported altercation between a visitor to a unit owner's loft and the animal in question that resulted in the visitor receiving a bite requiring a hospital visit. The owner reporting the claim would like to know what the board can do about the dog. There have been other reported incidents including this dog lunging at other owners and other pets. The board will discuss further.

Another unit owner was present with several questions including asking for more information about the window replacements. The owner also asked about having NSTAR in the building to check all units to make sure unit owners are being billed for the correct usage. Same unit owner provided details about check issues. Issues of doors not closing properly off the lobby was brought up. The owner suggested that we have move in/move out rules for movers? The board will take up these issues up at a later meeting. The board advised various changes to submission of checks to avoid late fees.

**7:40** Meeting called to order.

1. Minutes from November meeting approved.
2. For 2015 - Roof repairs, leaks and financial responsibilities were discussed. Moving forward the policy will be changed to include homeowner insurance responsibility for internal unit repairs with the board providing assistance for deductibles. The board will not be taking care of repairs within units.
3. Report on Sunbug solar project was presented and discussed. The board will assign a trustee to negotiate with the owner of the roof rights for a better price that better reflects the value.
4. Possible rental or sale of unit 212 was also discussed.
5. Finances:

Late fees on delinquent payments.

Awning for side door was discussed and will be commenced.

Removal of exhaust stack and sheet metal still in progress and scheduled. Lighting of signage is in progress. It is equipped for lighting.

Dumpster re-organization to create more short-term guest parking is still being discussed but delayed due to Master Condo Association issues.

6. Communications Committee-no volunteers came forth. A newsletter style communication will be sent out.
7. Window replacement is still on the table with Merrill/Aran/Lewin.
8. Additional roof leakage was discussed.
9. Next meeting January 12, 2015.

**8:30** Meeting adjourned.