

The Lofts at Westinghouse Condominium Association

Minutes of Board of Managers Meeting

December 16, 2013 6:48 -- Unit 211

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

The December meeting of the Board of Managers was held on December 16, 2013 at 6:55 p.m. 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 2 unit owners.

6:48 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.

A unit renter attended the meeting as a proxy for one of the unit owners, and expressed a desire to observe a manager's meeting.

Another unit owner had questions about the following:

Progress on resolving the light issues in the stairways. The owner suggested the board should investigate the cost of leaving the low-voltage lights on all the time since we have not successfully solved the issue of lights not coming on in stairwells.

This owner asked if renters have the right to be in attendance at Board of Manager's Meetings and was told that they could if they were granted proxy for the owner.

What is the situation with larger dogs that weigh more than the allotted 50 pounds? According to the Condo docs (available from Jim Sisk) all pets need to weigh 50 pounds or less. Some early owners whose dogs weighed more than 50 pounds were grandfathered in but were required to submit an application to the Board to allow only that specific animal at that time and would not be applicable to any future animals.

What requirements are made on dogs of visitors to the building, either for a few hours or for several days? Any dog that is "visiting" a Loft owner becomes the responsibility of that loft owner for the duration of the stay.

What is the update on the deteriorating conditions in the parking areas and can we add additional signage for visitors to the lofts? The conditions were discussed and there were several moving parts in play. Results were imminent.

7:27 Meeting called to order.

1. Minutes of November meeting approved.
2. Parking lot updates were provided. Waiting for more estimates.
3. The ongoing problem of guest spaces for the Lofts was discussed. Possible methods of identifying who is parking in guest spaces as well as unit owner spaces was discussed as

well as methods of discouraging such use. An additional planning meeting for the parking area was suggested to determine the move forward.

4. Removal of the ventilation stack for M101 was discussed.
 5. Insurance quotes: still waiting.
 6. The ownership, functioning, and upkeep of the laundry area was discussed.
 7. Vending machine request was discussed. The Board voted and the measure failed.
 8. New owner handbook was discussed and a date of January 1 was upheld for 1st draft.
 9. Maintenance: Repairs related to leaking during storms was discussed. An update was requested for units having previous problems. Elevator shaft repair is done. New trash and recycling room signs are in and the signs will be posted in the trash and recycling areas and on FB.
 10. Storage availability in first floor business was discussed. No info on price yet.
 11. Dog registration for new owners discussed.
 12. Budget and financials .
 13. Next meeting scheduled for Monday, January 13th.
- 9:10** Meeting adjourned.