

The Lofts at Westinghouse / Board of Managers Meeting / Minutes / 11 Feb. 2013

**February Minutes—Board of Managers Meeting
Recorded and Edited by George Scala**

The Lofts at Westinghouse Condominium Association
Minutes of the Board of Managers Meeting
Monday, 11 Feb. 2013

Present: Thad Constantine, Joe Lyons, Pam Ross, George Scala, Jim Sisk

The seventh (7th) meeting of the Board of Managers took place in Unit S12 at
The Lofts at Westinghouse
One Westinghouse Plaza
Hyde Park, MA 02136

Owner Participation Session—commenced at 6:50 PM

Ronnie White brought up the subject of hallway and doorway decorations. She argues that nothing should be hung or otherwise placed on outer unit doors; anything that may alter the paint or integrity of the walls. She wants everything and anything removed from hallways/doors/walls. She raised questions regarding the wording of the condo. docs/bylaws regarding said matter.

Ashley Harmon asked George Scala to mention that a vase was allegedly taken/moved/stolen from outside of her unit. She believes that the vase in questions was allegedly taken/moved/stolen sometime between Saturday night (2/9) and Sunday morning (2/10).

Owner Participation Session—closed at 7:09 PM

We continued the conversation started by Ronnie White. At present, we are attempting (with difficulty) to walk the line between the strict confines of the bylaws and tolerance of personal expression/belief systems. We referenced the “Rules and Regulations” section of the BYLAWS (Bk: 45949; Pg. 406). Jim Sisk agreed to investigate this matter further by examining the policies of comparable condominium buildings. No decision was made at present.

The JANUARY minutes (recorded and compiled by Matt McKee) from the Board of Managers meeting on 14 Jan. 2013 were APPROVED.

Financial Review:

We reviewed the status of unpaid HOA fees. Jim Sisk plans to send out a general memo.

Security:

Jim Sisk suggested that someone meet with the installer of the new camera/surveillance system. Joe Lyons or Matt McKee will be the point-of-contact.

Camera Positions:

- 1 Central stairs at ground level
- 1 Front door
- 1 Lobby
- 1 Mailroom
- 1 North stairwell

Regarding the potential theft in 3rd-floor hallway: Ms. Harmon should file a police report. Jim Sisk also suggested that those affected by missing postal items/packages should file similar reports with the appropriate delivery carrier(s).

Discussion of potential “entry system” for the electrical room (where packages are currently being stored/dropped off).

Commercial Tenant CO/Paint Disturbances:

We reviewed the timeline outlined by Attorney Merrill in his letter dated 29 Jan. 2013 to ensure that it is/would be satisfactory.

We are looking to follow-up with the unit owner (Hamilton) regarding potential remediation of the ceiling and ventilation systems.

Repair of Elevator Penthouses:

Roofer indicated that an option would be to cover the entire surface area to ensure waterproofing. We would like the developer (Hamilton) to pay for the costs of the repair work.

Purchase Proposal of M102:

Pam Ross communicated with Patrick Reardon via e-mail. No deal has been reached; still in progress.

Update on Pet Registration Policy:

Some unit owners have (still) failed to provide necessary documentation. They have until the end of the week or they will be assessed the \$100 fee.

****Issue of loose dogs on property.*

Motherbrook has dealt with the owner of Parkway Towing (the owner of “Julie,” a dog in question).

Sound Transference / Odor Transference:

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The Board discussed the need to ensure that smoke detectors are in working order. This is a safety concern.

Sound transference— The Board is not confident that the hiring of a sound engineer would produce satisfactory results for the amount of money that would need to be spent. Tabled at present.

Trash and Recycling:

Republic has released us from their contract and has agreed to a “month-to-month” basis for services. We plan to price-out other vendors; open for bidding.

Parking Lot Subcommittee:

Joe Lyons awaits final approval from Hamilton for the new signage.

Unit owners should not be parking in guest spots, the “crosshatched” areas between handicapped spots, or for extended periods of time in loading zones.

Other Items:

Elevator floor: Pam Ross plans to review suitable flooring materials.

Bernie Lynch offered to donate a bench/planter for our park.

Meeting Adjourned—8:49 PM