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July 2013 Minutes - Draft

The Lofts at Westinghouse Condominium Association

Minutes of Board of Managers Meeting

July 1, 2013 6:45 PM – Lobby

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

6:45 Owners' participation opened. No owners present. Closed.

6:49 meeting called to order.

1. An owner appealed the board's previous decision to remove a Lock Box outside of their unit. It was discussed at great length. After due consideration the appeal was not approved. The owner needs to remove the lock box and have the wall repaired.
2. The Art Committee notes were reviewed with the new board members.
 1. Signage in the common areas adjacent to their space was discussed.
 2. Common area gallery space was discussed as well.
 3. Notes from the board will be passed on to the Art Committee to help to define their charter.
 4. The Art Committee members are (to be emailed by Carole)
3. A discuss about how to contact the board to make requests, or discuss issues. All requests or issues must be submitted through the management company so that the entire board can be notified of the situation and have a proper discussion to make a decision.
4. Approved minutes from June 19th with changes.
5. Approved minutes from Annual Meeting, with minor changes.
6. A pest control assessment was made by the management company to deal with the potential bat situation. A proposal will be forth coming about the Bats and the condition of that side of the building. It will be discussed again after the Master Condo Meeting.
7. Parking Lot Committee
 1. The board received the plot plan from Hamilton. It will be checked to see if it is at the registry.
 2. Plans to paint and/or repair the lot will be brought up at the Master Condo Meeting as the lot is controlled by the Mother Brook Condo association.
8. Financial reports were discussed by the Board, including plans for next year.
9. A discussion of self installing replacement window panes came up. The board has been advised and strongly recommends against self installation due to the liabilities that the unit owner would be under for the life of the install.
10. The elevator floor covering is still waiting on quotes.
11. Window cleaning quotes are pending.
12. Motion detectors will be installed in the trash rooms and third floor gym
13. The management company will explore lighting up The Lofts sign at the front of the lot.
14. Carole will become the new Clerk as of the September 9th board meeting, Matt will now be a member at large.
15. The next board of managers meeting will take place on Sept 9th at 6:45, in Studio 7. Unit owner participation is scheduled between 6:45 and 7pm.

At 8:57 pm the meeting was adjourned.