

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

The Lofts at Westinghouse Condominium Association
Minutes of the Board of Managers Meeting
Wednesday, 19 June 2013

Present: Ellen Brown, Thad Constantine, Pam Ross, George Scala, Jim Sisk

The eleventh (11th) meeting of the Board of Managers took place in Unit S12 at
The Lofts at Westinghouse
One Westinghouse Plaza
Hyde Park, MA 02136

6:45—Meeting Begins

1) Special Assessment for Repair of Elevator Penthouses

Effective 1 Sept. 2013

2) Minutes from the May Meeting

APPROVED

3) Common Area Decoration—Status

One unit owner still has a lockbox outside of his/her unit. Management will contact the unit owner soon. If s/he does not comply, the board will have said lockbox removed.

4) Parking Lot

We maintain that the parking lot needs to be repaired. Pam Ross plans to attend a general meeting on 10 July to this end.

5) Finances

Discussion of outstanding fees, fines, and budget YTD
Condo Fees from Individual Owners
Insurance

6) Political Signage

No solicitors are allowed in Westinghouse (including, but not limited to political candidates). This is a safety and security issue.

7) Window Cleaning

We are waiting for estimates.

8) Window Condensation

We are waiting for answers regarding warranties and replacements.

8) Bats

We are waiting for quotes from exterminator.

9) Art Committee

We reviewed the notes/proposal from the art committee.

Some changes need to be made to said proposal:

e.g. size restrictions to signage—no larger than 12in x12in

“Artists who wish to display signage outside of their units must have a professionally designed sign submitted to the board for approval.”
(Needs to be stricken)

“The Loft Arts Committee considers art for display from any resident artist of the building who participates regularly in Loft Gallery Exhibitions, or who regularly exhibits their work.”
(Needs to be modified)

“The Loft Arts Committee considers art for display from any resident, unit owner, or tenant.”

“Any common area art displayed must be considered in the spirit of community.”
(Needs to be stricken)

Art needs to be rotated/changed at the discretion of the committee.

8:00PM —Meeting Adjourned