

January 2013 Minutes of the Board of Managers

The Lofts at Westinghouse Condominium Association Minutes of Board of Managers Meeting January 14, 2013

Present: Joe, Matt, Pam, George, Thad, Ellen, Jim

The sixth meeting of the Board of Managers took place in Unit S12 at The Lofts at Westinghouse Plaza.

During the Owner Participation portion of the meeting, two owners attended to discuss the sound issues and the incident with the CO alarms with unit M104. It was discovered that the work only studios do not have CO alarms. The live-in units have both. The incident will be further discussed by the board.

There were comments about the cleaning crew: All positive.

The Art Committee is planning a show for the spring and is also be working on parameters for hallway displays. The Art Committee's task is to work with the artists to beautify the halls.

The Owner Participation session closed at 7:00.

The minutes of the Board of Managers meeting on November 29, 2012 were approved.

The Commercial Tenant/CO incident which occurred in early January: Joe Lyons has recused himself from this discussion. The Commercial Tenant in M104 was asked to come to the meeting. He informed Jim Sisk that he would not be attending. The tenant was using a piece of equipment in the M104 space that put out CO (Carbon Monoxide) at a high enough levels as to set off the alarms in the Owners's space above and require the fire department to evacuate the building. This represented a serious health and safety concern. After a lengthy discussion to ascertain what options we had available to us and what results we wanted to effect (i.e.: the continued safety and good health of the denizens of the Lofts, it was decided that legal action was required on the part of the Lofts Condominium Association. Legal counsel will be notified and steps have begun. Hamilton is working with us to resolve the situation and will be submitting a lease violation to the Tenant. The board has decided to postpone the the assessment of any fines until a later meeting. This is too important to make a decision on in one meeting.

The Purchase proposal of M102 is still being researched. The board is working to secure the services of a commercial broker.

Update on pet registration and policy - 10 owners/residents have completed registration fully. Some are still in progress. Others have not yet begun the process of registration. In the interest of moving this forward, the trustees have decided to extend the one time waiver of the registration fee until January 31st. After that, non-compliance will incur a fine. R Brown and Co will send out notification letters.

The Security camera proposal was discussed, including conversation about positions and the possibility of adding or changing one. There will be also recommendations on position from the installation company.

Sound transference has been tabled until after Jan 31st when the woodworking tenants have officially vacated their space.

Trash and recycling was discussed. The management company will look into the contract and the possibility of changing companies due to some erratic pick ups. Also, a future discussion is planned about a policy for handling the next holiday season to handle the increased volume and what to do about trees.

Parking lot committee has presented signage. There is a question about some language and the towing committee. The sign will be revised and sent to the board via email.

The revised parking plan is still needed from Hamilton. Management will follow up.

The guest spots policy was brought up. Unit owners cannot park in guest spots. Management will follow up.

Wall Repairs, loading door repair, and elevator floor carpeting was discussed. R Brown will follow up and handle it.

Budget to date was discussed. It was higher than expected due to legal fees and some repairs.

The meeting was adjourned at 9pm.