

May 2013 Minutes

The Lofts at Westinghouse Condominium Association Minutes of Board of Managers Meeting May 6, 2013

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

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

Owner Participation Opened at 6:50.

An owner was looking for guidance from the board about sound transference through gap spaces in the construction. This is a matter between the homeowner and the seller.

An owner is working on getting replacement windows for areas where there is condensation between the panes. They are still under warranty until the summer and she will organize fellow owners who may have similar issues.

An owner brought up the idea of a roof patio. It is something that the board would like to explore in the future. There are questions of liability insurance as well as roof integrity. As of now, roof access is limited and controlled.

There is a structural beam in a unit that will be investigated and repaired.

Owner participation closed at 7:20

Minutes Approved from April 12, 2013.

Discussion of the Commercial Condo Fees with the M Units. Dave Nevins was there representing Hamilton Co. Trash will change. Snow removal will change.

Dave Nevins will give the big parking plan to Jim so that repainting of the lines may occur. Hamilton stated that they are willing to rent 10 spaces to the Lofts that the board can rent as needed.

The Commercial ventilation system has been installed in the end commercial unit. It will turn on when Co gets to a certain level or it can be on manually.

The retired elevator roof hut needs repointing to fix potential and actual leaks. David will look into whether Hamilton can do anything about it. Management will handle getting estimates and work completed.

Common area and Art committee - Various subjects were covered: several submissions to the board about doorbells and tables. Decisions were made to allow magnetic door ringers, to not permit tables or other owner furniture outside of their doors and the residents will be updated from the management company.

Discussed a dog violation that was caught on video camera. Also talked about non handicap vehicles parking in the Handicap parking. A violator will be notified by the management company.

Outstanding maintenance will be handled this month.

Exterior window cleaning was discussed. This is considered part of the common area and the management company will get a quote.

Meeting adjourned 8:45