

The Lofts at Westinghouse Condominium Association

Minutes of Board of Managers Meeting

October 6, 2014 6:48 -- Unit 211

Present: Trish, Pam, Carole, Jim

The October 2014 meeting of the Board of Managers was held on October 6, 2014 at 6:45p.m. in Unit #211 at The Lofts at Westinghouse. A quorum was established with the following managers present: Carole Allen, Pamela Ross, and Patricia Case. Also present was Jim Sisk of R Brown Partners.

6:50 Owners' participation opened.

One owner questioned the validity of another owner's use of a handicapped spot.

7:01 Meeting called to order.

1. Minutes from September meeting approved with one change.
2. Further discussed SunBug plan, figures, and the possibility of training. Remaining issues are roof rights, and financing options.
3. Master Condo Meeting report was given by Pam. Problems were reported about insurance for the master condo units caused by Hamilton and the proposed sale of power plant which never happened. Also problems with fire sprinkler systems in other commercial buildings were discussed.
4. Finances were discussed. Assessing additional condo fees to units that add their own lofts and thus increase the percent of ownership is tabled until Management Co. investigates.
5. Year-to-date budget was discussed.
6. Side stairwell renovation is scheduled for October 7.
7. Dumpster re-organization to create more guest parking was discussed.
8. Guest parking update. Signs will be posted instructing visitors to the complex that Building C spots are reserved.
9. A new cleaning company has been hired.
10. Update was given on Master Condo speed bump/poles being replaced, advertising signs on fence. Speed limit signs were put up. Will try to get re-lining done.
11. Communications Committee-no volunteers came forth. A newsletter style communication was sent out with the following points covered.

Mass Save information for savings

Loftoberfest

Winterizing your condo tips

Art committee news

Gym rules

Laundry rules

Next board meeting date and location – October 6, Unit 211

Link to the condo handbook

Still looking for a volunteer to write the quarterly newsletter.

12. Windows Merrill/Aran/Lewin. The management company reported on progress. Some progress needs to be reported to unit owners. Merrill will estimate replacement of the windows entirely.
13. Other items were discussed including:
 - building exterior update – still not progress on removing vent stack, etc by UPS-tabled for now
 - use of common area bathrooms—Building D will pay for cleaning of bathrooms
 - outside lights – management adjusted timer.

8:12 Meeting adjourned.