

From Evernote:

20120611 Minutes of Board of Managers June 11, 2012

The Lofts at Westinghouse Condominium Association Minutes of Board of Managers Meeting June 11, 2012

Present: Thad Constantine, Belkys Dooley, Joseph Lyons, Matthew McKee and Pamela Ross.
and Jim Sisk and Ellen Brown

The first meeting of the board of managers took place in unit S12 at The Lofts of Westinghouse (Joe Lyon's unit).

There was discussion regarding 6(d) Certificates: mandated document that require original signatures of Managers anytime a unit is sold or re-financed. A procedure was established for obtaining signatures when required.

Board discussed privacy laws in terms of web sites, Facebook etc. and various ways of communicating information to unit owners. It was agreed that Association communications to unit owners will be sent from R Brown Partners as managing agent, and communications from unit owners should be sent to the board from R Brown Partners thereby assuring that all board members are kept informed of issues relating to the condominium.

Jim Sisk gave managers a financial monthly report and went over in detail each component of the reporting system including unit monthly condo fees received and delinquent, invoices received and paid during the month and to date, status update on budget allocations and actuals to date. Jim Sisk will verify owner and payment of fee status for each unit owner and update board as to which units are still having fees paid by the developer.

Managers discussed parking area and spaces including how to address issue relating to illegal parkers in spaces owned by/designated for exclusive use of another unit owner. It was decided that Jim Sisk would get cost information to reline spaces and marked "RESERVED" and with other defining information (#) on unit owned spaces and "guest" parking where appropriate. Jim Sisk will also look into establishing relationship with a towing company who can/will tow vehicles from a space if expressly requested to do so by a unit owner. Once established, information regarding towing will be sent to unit owners.

Discussion of who owns the guest parking spaces, whether additional exterior/directional signage is needed or desired, where are the boundaries of The Lofts at Westinghouse exterior space, who owns and is responsible for repair and maintenance of fencing at dumpsters, whether the dumpsters are for the exclusive use of The Lofts or are they communal dumpsters, where exactly is the 5,000sf of space designated for a park at Westinghouse.. It was agreed that Ellen Brown would ask previous property manager for the developer, David Nevins of Hamilton, if he would walk the property with Brown/Sisk and/or the Managers so many of these issues can be resolved.

Responding to a question from a board member, Ellen Brown advised board not to become police officers to the association except when an issue arises that could be considered a fire or safety issue. She suggested board needs to respond to written complaints of unit owners in enforcing rules and regulations.

Board discussed concern regarding how and why M series unit's condo fees were lowered by previous board. Jim Sisk will research issue and authority and report back to the board at its next meeting.

Discussion about the use of the common area, including bathrooms and clean up area, by companies leasing space in buildings across the way.

Jim Sisk was asked to follow up with David Nevins at Hamilton Company and request they find other bathroom and clean up facilities for the tenants in the other buildings to use.

Board voted Thad Constantine Treasurer of the association.

The board approved an overlay on call box and reprinting of directory.

The next meeting of the board will take place on July 2nd at 6:00pm