

The Lofts at Westinghouse Condominium Association Minutes of Board of Managers Meeting
September 25, 2012

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

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

Open Session period - No attendees.

Parking - Discussed lot cleaning and maintenance and parking signage. Reserved and The Lofts Guest. Still waiting until status of center lot repairs is updated before signage formalized. But, R Brown will ask for a specific proposal from the lot people. Board decided to form a Sub Committee for Parking Signage and will ask for volunteers who want to work on that committee through usual channels.

Towing policy - Jim will follow up.

Minutes from August 30, 2012 Motioned and passed.

George Scala was appointed as Manager to fill the position vacated by Belkys Dooley.

Zoning Violations:

Board went into Executive Session to discuss zoning violation of Commercial Space as it relates to studio 10. It was decided that, due to safety concerns, an inspection by the City of Boston was needed.

Pet Policy discussion took place. Certain rules and conditions have been set by the Motherbrook Bylaws and Deed. The development of the policy, to keep it in compliance with the Motherbrook Bylaws and Deed, is on going, including discussion of how to avoid impacting current situations.

Pet Waste signage and disposal system - tabled for now.

Trash room reminder guide will be laminated by Jim and posted by Pam.

Gym Hours will be discussed later.

Sound Transference tabled until a sound engineer can be secured.

Web site - tabled

Email list will be updated.

Attorney - Board decided to hire Mike Merrill, at Merrill and McGeary, to do bylaw review and other legal issues. Discussion of some delinquencies and R Brown made recommendations as to the procedure to protect the condo associations interests. Some will be sent to collection. Jim will send updated condo docs to lawyer for review.

Insurance Policy - Discussion of the latest insurance bill and coverages and payments, as it impacts the budget.

HOA fees in commercial spaces. Continuing discussion as to how it impacts the budget.

The Budget for the Lofts at Westinghouse needs to begin soon for next year.

Joe brought up Rich Lombardo's proposal to put locked display pieces in the third floor lobby and to curate the displays to include resident artists work. Board voted okay to start with 5 on the third floor. He is responsible for curating and maintaining the displays. Seconded.

Front doors need to be adjusted again.

Park usage/storage proposal was discussed. At this point, the space will continue to be used on a first come, first served basis. Storage in the stairway of park toys is allowed as long as it is understood that it is at the owner's own risk and that it does not affect access to the stairs or create a fire risk.