

Minutes for November 29, 2012

The Lofts at Westinghouse Condominium Association Minutes of Board of Managers Meeting November 29, 2012

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

The fifth 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, there was a noise complaint, which will be handled by R. Brown. A discussion about the M02 unit and an owner will work on build out pricing. Also, discussed was the dumpster area.

The owner participation was closed.

Minutes from October 25, 2012 are approved. (send to Jim to distribute)

Proposal to purchase M02 was discussed, including financing options. Information was gathered and will be presented at the annual meeting to the owners. This would be an improvement to the association. Construction costs were also discussed, including two companies for build out. According to the bylaws, 75% of the voting interest would pass. Hamilton holds 35% at this point. The information will continue to be gathered for presentation at the annual meeting.

Budget committee has been working on the 2013 budget. There is a question about the Water & Sewer line item and the Motherbrook Condo fees, which will be researched. There will be more calculations to be worked out. discussions continue.

The parking lot subcommittee reported that they need to generate a site plan so that the paint company can figure out which parking spots belong to Lofts and which belong to Hamilton. Also, signage has been planned for guest parking spots. The subcommittee will review it for legibility. And check for permission from Hamilton for the the new signs. Joe will design the signs and the board will approve them and the budget via email. Jim Sisk will contact Hamilton about Maverick's tenant parking in Lofts spaces.

The Lofts Attorney has reviewed the bylaws and made recommended to amend the Master Deed to delete the restrictions for changes to the rules and regulations so that the Lofts Condo Association is in compliance with state laws to change rules and regs for condos. So moved for the attorney to draw up the proposed amendment to the master deed. There will be more sections to clean up.

Pet Policy was reviewed and discussed. It was voted approved and the attorney will amend the documents to include a non-pet policy for renters. There will be a grandfather clause for current pet owners.

Sound transference issue was discussed and will be on hold until the January meeting, when it is anticipated that the wood workers will no longer be an issue. It was also discussed that the Condo association is not financially responsible for updating existing acoustic materials in the Owners spaces. That would be something that either the original contractor or the owner is responsible for.

Board acted on a complaint about a dog barking. A recording was played at the meeting and it was decided that the noise was involution of the rules and regs of the Condo Association. The board is issuing a warning and a notice to cease and desist.

Board discussed an owner's noise complaint from the unit above. A discussion ensued and the board authorized the management company to intervene and mediate. The condo docs do have a recommendation for possible ways to mitigate the sound transference with rugs.

December 13th will be the full condo meeting. Notice of the meeting will have a list of any voting.

Cleaning proposals have been reviewed. Unipro was awarded the contract to start on Jan 1. Jim will give the current staff notice and will sign the contract.

Art Committee subcommittee will be announced at the 13th meeting.

It was decided that the keyless code was in need of a new code.

The Laundry Room hours would be posted to keep them in line with the quiet hours as stated in the Condo Rules and Regulations, to address a noise complaint.