

April 2013 Minutes

The Lofts at Westinghouse Condominium Association Minutes of Board of Managers Meeting April 14, 2013

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

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

There were no owners at owners participation.

1. Minutes from March were approved with one minor change.
2. Update: The Commercial Tenant has installed the evacuation system, in accordance with our request.
3. The Management Company has received one quote about the elevator penthouse repairs. Additional quotes will be requested.
4. The Common Area Decoration subject was discussed. An email will come from the Management Company to the Owners regarding both the current decoration situation and regulations and the information about participating in the Art Committee. The letter will also be posted on the mailroom board. The Art Committee is drafting recommendations to bring to the Board of Managers for final approvals.
5. The new trash removal company is now online. However, the new trash bins for the third floor are on back order.
6. Parking lot subcommittee -Hamilton helped to replace the broken sign pole in guest parking. The new guest parking signs are up. The committee will inquire if Hamilton has budgeted for spring pothole fixing and repair of the field lot, as well as getting the lot plot plans so that repainting of lines and space numbers can be scheduled.
7. A discussion took place about the illegal parking of motorcycles in bicycle racks. The Management Company will notify the vehicle owners.
8. A discussion took place about pet policy. For clarification, in non-owner occupied units, both the owner/landlord and the tenant have to submit a certificate of insurance proving evidence of liability coverage for the dog.
9. Outstanding condo fees were discussed, as well as the commercial unit condo fees. Executive Session took place. Late fees will be assessed for over due condo fees.
10. A discussion took place about the upcoming annual meeting on June 20th at 7pm and how to contact the owners about getting interested parties to run for the board.
11. Board discussed adding a sign to the building showing that it is Building C. Budget was Approved.
12. Elevator carpet replacement was discussed. The Management Company is waiting on an estimate.
13. The next meeting of the board will take place on May 6.
14. Discussed the installation of an historic piece in the front area. More information is required before the proposal can be considered.