

The Lofts at Westinghouse Condominium Association

Minutes of Board of Managers Meeting October 5, 2015

Present: Carole, Trish, Matt, Pam, George, Ellen, Jim

The October 2015 meeting of the Board of Managers was held on October 5, 2015, at 6:50 p.m. in Unit #211 at The Lofts at Westinghouse. A quorum was established with the following managers present: Pamela Ross, Carole Allen, George Scala, Matt McKee, and Trish Case. Also present were Ellen Brown of R Brown Partners.

6:45 Owners' participation opened. No owners present. Closed.

The Board held a debrief of the Building D Havana Night event in Building D. We hired security and cleaning for our bathroom. We have been reimbursed from Hyde Park Main Streets. There were a few parking issues that were quickly resolved. Overall, the event was run fairly well after some early negotiation about their use of our facilities and parking.

The agreement for Building D people to use our bathrooms has expired and has not been renewed. The door code has been changed. They should not be in our building.

The smoker in Postage Stamp Park was discussed and needs to be removed. The Junk King Chairs were discussed.

Minutes from August 31, 2015 have been approved with one small change.

An error has been discovered in our by-laws. Our attorney is working on an amendment and drafting a letter to explain the necessary changes to the Owners. There will be a vote by owners to approve the change.

Solar Panel contracts are being reviewed and will be discussed in-depth.

Finances of the condo are in good shape. Budget items for 2015 were discussed, including beautification of Postage Stamp Park, potentially, with new tables and some landscaping. Dryer vents are on the budget for 2015 as well.

There was also a discussion of reducing the dumpster corral for more guest parking. A plan is being formulated for presentation. Scheduled upgrades to the exterior are proceeding.

The Parking Sign committee will meet before the next meeting to reformulate the parking sign plans.

Loftoberfest was discussed and the board voted to approve paying a small stipend for a thematically correct band.

There is still a negotiation happening around the Staples damage and the window cleaning invoice.

Parking lot sink hole repairs were discussed and are the responsibility of the Master Condo Board. Discussions are happening to move things forward.

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Gym maintenance has taken place, on schedule. No major problems.

The bulletin board in the mail room has been repaired. The electrical room has been straightened up. The side door weather stripping needs to be repaired.

Smoke detectors were discussed. They do have a lifespan and may be nearing their end of life. If it is chirping, even after the battery has been changed, it may be at end of life and need to be replaced. The board is discussing the possibility of having a professional come in to change detectors for the owners building, if there is enough interest.

Meeting adjourned 8:30pm.

Next meeting Nov 2, 2015 6:45-8:30pm in Unit 211.