

The Lofts at Westinghouse Condominium Association

Minutes of Board of Managers Meeting

June 6, 2016 6:50 -- Unit 211

**Present: Pamela Ross, Carole Allen, George Scala, Trish Case, Matt McKee,
Jim Sisk of R. Brown Partners**

The June 2016 meeting of the Board of Managers was held on June 6, 2016, 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, Trish Case and Matt McKee. Also present was Jim Sisk of R Brown Partners.

6:50 An owner was asking about the possibility of having WIFI for the building or are we holding for Verizon? A question was also asked about the condo fees and how often and how aggressive we are about raising them.

Another owner asked about the gate for the fire lane on Readville Street and the boats being illegally stored on that property. It was recommended by the police that we install "No Trespassing" notices and give them 24 hours before towing the boat. The gate needs to be open.

Another owner brought up the fact that the exterior clean-up crew has not cleaned up trash along the chain link fence for a year.

7:09 Meeting called to order.

1. Minutes approved with one change.
2. Solar: Management representative explained an issue involved with returning part of the down payment due to the pause in the development while waiting for legislature to make decisions on solar. Installation is on schedule.
3. The board discussed the possibility of having a separate company for WIFI. We will invite two companies to come and make a presentation to the board.
4. Bike registration was updated as well as other non-bike related equipment being left in the bike area.
5. Scheduled upgrades: Park upgrade (picnic table and umbrella purchase?) Ms Case will look around for the best value. We will need four tables, some possibly with umbrellas.
6. Mast Condo report was given by the president.
7. Other items:
 - LED Fixtures – do we want to replace all fixtures with the LED options included in the Eversource deal? The Board voted and approved the arrangement with to have Rise Engineering replace the bulbs in the common areas.
 - Dumpster reconfigure is still on hold.
 - Parking lot signs is still on hold.
8. Finances: Reviewed and discussed by board.
 - Annual Financial Review is underway.
 - Trash Room door on the 3rd Floor needs repairs. We will also get estimates on painting the doors and the trash rooms and possibly a railing to keep trash bin lids from nicking up the walls.

9. The board is also looking into purchasing a new cart for resident use.

8:05 Meeting adjourned

Annual Meeting, June 22nd

Next Board Meeting: August 8, 2016