

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

August 6, 2018 6:45PM -- Unit 335

Present: Pam Ross, Matt McKee, Kathryn MacDonald, Ted Johnson

Jim Sisk of R. Brown Partners

The August 2018 meeting of the Board of Managers was held on August 6, 2018, at 6:45 PM in Unit 335 at The Lofts at Westinghouse. A quorum was established with the following managers present: Pam Ross, Kathryn MacDonald, Ted Johnson and Matt McKee. Also present was Jim Sisk of R Brown Partners.

6:45PM Open forum: George Scala donated a large steel Westinghouse sign which probably will be mounted on the wall in the mailroom. Thanks, George! He also offered an elliptical trainer (purchase price \$1) to the Lofts.

7:00PM Regular meeting called to order.

1. Ted Johnson was welcomed as the newest member of the Board of Managers. Ted asked to review the reserve study which is available online and asked several pertinent questions relating to the water/sewer line item in the budget; these spreadsheets will be made available in Excel.

2. Minutes from the May meeting were approved.

3. Finances: The board reviewed the budget year to date. Action on a delinquency was discussed.

4. Communications: Jim will send a reminder to Lofts owners and residents regarding pets on leash; park use with grills, charcoal, utensil storage; institution of DayPass for visitor parking; common area cleanliness.

5. Maintenance: Replacement of the elevator floor tiles was discussed. New umbrellas for the park have been installed. Noise from an exhaust fan on Building D was addressed; CF Technologies did decibel readings and will install a baffle or muffler to mitigate noise level. Leaks in an owner's window frame will be looked at.

6. Master Condo Association: Pam reviewed ongoing discussion of water usage with this group.

8:10PM Meeting adjourned.

Next Meeting: Tuesday, September 11. Carole will continue as recording member; Kathryn will act back back-up if Carole is unable to attend board meetings.