

**Annual Meeting of the Lofts at Westinghouse Condominium Association**  
**June 13, 2019 7:00PM**  
**Lobby Gallery at the Lofts**

**AGENDA**

1. Introductions - Jim Sisk welcomed owners to the 8th annual meeting of the Lofts at Westinghouse.
2. Election of Managers - Four of the current managers (Matthew Hogan, Kathryn MacDonald, Matthew McKee, and Pamela Ross) expressed interest in remaining on the Board. Carole Allen has elected to step down after many years of exemplary service. Sylvia Garfield-Wright indicated her interest in becoming a manager. A motion was made and seconded to elect that slate of five to the Board of Managers for a term of one year; the vote was approved by a majority of those present.
3. Budgets 2018 and 2019 - Jim Sisk reviewed and explained budget items, responding to questions about master condo fees, the Lofts' relationship to the Motherbrook Condo Association, and solar loan payoff and interest rate (4.375%). It was requested that a line item for interest loan expense be added to the budget. Savings increases were noted from 2016 to the present.
4. State of the Condominium - Matt McKee outlined various accomplishments and improvements during the past 12 months:
  - New Parking signage, guest day parking passes and a "guest parking helper" flier available on [westinghouselofts.org](http://westinghouselofts.org)
  - Dumpster corral reduction resulting in 2 more guest parking spots shared with Building D
  - FIOS Installation
  - Art Committee presentation of multiple shows in the Lobby Gallery
  - Garden Committee efforts to beautify the garden space near the front door
  - Installation of new front door call box
  - Successful Loftoberfest in October; Meet Your Neighbor party in May
  - New umbrellas for Postage Stamp Park
  - Line striping of parking spaces and loading areas
  - Creation of waiver to permit use of Lobby Gallery for owners' parties
  - Continued excellent performance of solar panel system, generating over \$140K in S-REC sales
  - Continued funding of condo reserves which makes the Lofts more attractive to financial institutions for potential future buyers
  - Welcome to new owners Chris, Christina, Heidi, and Sylvia

Futures Items Under Consideration:

EV charging stations in partnership with Maverick

Discussion with RCN for installation of a third option for internet/cable access

Repair/reconstruction of stone planter beds in several areas of the condo complex

ADA-compliant automatic entrance door openers; key fobs

5. Items of Interest - Pam Ross reviewed the relationship of the Lofts, Academy of the Pacific Rim, the front office building, Magic Beans, JunkKing, a digital sign company, and others as all separate owners in the Motherbrook Condominium Association.

Plans for Building F may include a tech company, indoor recreation complex, brewery.

Discussion of remediation of rats seen in adjacent open spaces; bus storage. As projects get developed, we need to be sure permitting is in effect.

Concerns about trash collection and recycling were addressed: the cleaning company is doing monthly sweeps outside to pick up cigarette butts; Cleanway is recycling, differentiating between trash (black plastic bags) and recyclables in clear plastic bags.

Glass replacement for broken window seals: Sarno Glass and Boston Glass & Boarding Service have been used in the past by owners.

Dryer Vents are cleaned every other year.

Discussion of outside window washing did not result in consensus, though there was testimony of the terrible job done by the company who last performed this; if we contract with a new company, this would be an expensive project because of the required staging.

Jim was asked to obtain a quote for washing of the “top” section of windows.

Discussion of access to the stairway nearest to the school. Is that exit alarmed? Pam will review at next Master Condo Board meeting.

Complaints of door slamming on the third floor exit nearest the park were noted. Jim will review, as it appears the door-closing mechanism is not functioning correctly.

Those using the weights in the exercise room are asked to remove the weights from the bar when finished with their workout.