

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

August 12, 2019 6:45PM -- Unit 335

**Present: Pam Ross, Matt McKee, Matt Hogan, Sylvia Garfield-Wright, Kathryn MacDonald,
Jim Sisk of R. Brown Partners**

The August meeting of the Board of Managers was held on August 12, 2019, 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, Sylvia Garfield-Wright, Matt Hogan, and Matt McKee. Also present was Jim Sisk of R Brown Partners.

6:50PM Regular meeting called to order.

1. Minutes from the June 13, 2019 annual meeting were approved.
2. Finances: The board reviewed the budget and delinquencies to date. Noted was anticipated higher water expense, as this is the first year of direct billing for water.
3. Maintenance: Fire Alarms - Sounder report has been received; Jim will notify owners whose units did not pass the inspection for deficiencies related to missing batteries. Encore report also received; corrections to the ground floor sprinkler system will be made.
4. Community Outreach: Art Committee's next exhibit are the steamroller prints to be hung by Sasja Lucas. Exact date for opening is not known.

Loftoberfest: Theme change has been requested with a Cinco de Mayo-type celebration (suggested date of October 5), with food provided by Los Amigos in West Roxbury.

5. Other Items:

RCN proposal is forthcoming. A 7-10 day install is anticipated. Motherbrook Master Board approval will be needed.

EV charging stations: The size of the dumpster corral would be reduced to accommodate the two stations; they will be "pay for use," with revenue to the Lofts. Costs will be determined but general consensus is that the Lofts will want to proceed with this project.

One owner's concern related to the presence of an unleashed dog in the UPS space and the placement of their dumpsters was discussed. Jim will send Dennis a note relative to this and the unregistered ambulance and SUV on the property.

Tish's unit has been rented and the tenants have appropriately registered their dog.

LVT (luxury vinyl tile) for use in the elevator will be considered; pricing will be obtained.

8:10PM Meeting adjourned.

Next Meeting: Monday, September 23, 2019, 6:45PM, Unit 335