

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

September 23, 2019 6:45PM -- Unit 335

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

The August meeting of the Board of Managers was held on September 23, 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, Matt Hogan, and Matt McKee. Also present was Jim Sisk of R Brown Partners.

6:50PM Unit owner attended to discuss issues with noise in drainage pipes in her unit (correspondence to the Board regarding the noise/drainage problem has been placed in her unit file for future reference), barking dog in Unit 214, 5:45AM back-up loading noise of Junk King trucks and locked back entrance doors.

7:03PM Regular meeting called to order.

1. Minutes from the August 12, 2019 meeting were approved.
2. Finances: The board reviewed the budget and delinquencies to date. Jim will review increased cost for elevator expense, cleaning expense, insurance premium and loan debt expense.
3. Maintenance: Alarm remediation in Studio 3 will be billed to owner. Cigarette butts are being picked up on a monthly basis by our cleaning company. Blue plastic barrel in cart storage area will be removed. There are no lights in the back parking lot because there is no electricity in that area.
4. Community Outreach: Cinco de Loftoberfest will be on October 5. Pam will order food; Lauren and Tim will purchase beer; Kathryn will provide paper products. Steamroller prints were hung in the lobby on September 24.
5. Other Items:

RCN written proposal should be received in 2-3 weeks. If there is a direct referral to Frizelle for RCN service, there is a \$50 payment to the condo. RCN marketing agreement will be reviewed.

EV charging stations: A quote from Voltrex will be received next week. We will also submit a grant application. EverSource will do the installation.

Jim reviewed his discussions with Stanley regarding automatic door opening systems. We will not have a "paddle" opening device, just the fob. Cost of the fobs was discussed. We will move forward with this project.

8:05PM Meeting adjourned.

Next Meeting: Wednesday, October 9, 2019, 6:45PM, Unit 335