

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

February 12, 2020 6:45PM -- Unit 335

Present: Matt McKee, Kathryn MacDonald, Sylvia Baker, Pam Ross via phone, Jim Sisk

The February meeting of the Board of Managers was held on February 13, 2020 at 6:45 PM in Unit 335 at The Lofts at Westinghouse. A quorum was established with the following managers present: Sylvia Baker, Kathryn MacDonald and Matt McKee; Pam Ross joined via phone. Jim Sisk of R Brown Partners was also present.

7:00PM Open Session: A couple who rent at the Lofts and are considering potential purchase of a unit came to discuss management, relationship of the Lofts to MotherBrook, financial position of the Lofts.

7:20PM Regular meeting called to order.

1. Minutes from the January 13, 2020 meeting were approved.
2. Finances: Financials reviewed for January 2020. Delinquencies were also reviewed. Relative to taxes on SREC income, such income is not taxed by the IRS.
3. Maintenance: Potholes will be filled in the spring, with cold patch to be used in the interim. The dumpster corral has been reconstituted after installation of charging stations. Cigarette waste and smoke odor: Jim has reached out to management of UPS. CCS has been asked to clean up butts outside.
4. Community Outreach: not discussed.
5. Other Items:

Automatic Door - Installation will begin on February 26.

Security Cameras -VigilEase has submitted an estimate of \$3200 to add 3 cameras (loading dock, inside and outside the North stairs). There may be a better, updated security system so we will monitor what MotherBrook is proposing in terms of an upgrade.

Bathroom Fans - Addressed in Jim's recent letter to owners/residents.

2nd Floor Bathroom mural: We await an estimate for this mural.

2nd Floor Flooring: An estimate of \$6700 for sanding and finishing with an oil-based finish of 1900 square feet of flooring has been received. Project would take 5 days, with 3 days of no walking on that surface. The possibility of removing the current flooring and installing pre-stained hardwood was discussed. A way for owner/resident access to their units will also need to be provided.

Master Condo Updates: Meeting set for discussion of a communication strategy for all projects on-going in MotherBrook, with monthly status updates. The solar install on the roof of Building D is underway; start time is 8AM. Building F: demolition between two buildings has begun; no tenants known at this time. The powerplant is being sold; there is a proposal for "micro apartments" to be built. There would be improvements to Postage Stamp park; Inch trucks would be moved.

8:00PM Meeting adjourned. **Next Meeting:** Monday, March 9, 2020, 6:45PM, Unit 335