

Mother Brook Condominium Association
One Westinghouse Plaza
Hyde Park, MA 02136
Location: Bldg. A, 3rd floor
Managing Board Meeting Minutes
Thursday, June 1st 2017

Owners Present: Pamela Ross (The Lofts at Westinghouse), Majid Pourshadi (Westinghouse Realty Trust), Jessica Sweeney (RonJon Realty), Leny Chertov (Potomac Electric) and Michael McNally (Maverick Construction)

First Realty Management Present: Phil Nieman, Senior Manager/Multiple Sites

1. Call to order: 9:10 am
2. Minutes – Approved Owners Meeting minutes Thursday, March 23rd - **Minor corrections emailed to the trustees on 6/1/17 at 4:12 pm**
3. Financials –
 - a) Financial review – March and April 2017 reports – Approved
 - b) **Schedule a conference with Jessica Sweeney (Treasurer), Phil Nieman and First Realty Staff accountant**
4. Old business:
 - a) Water sub-meter installation project – complete with the exception of the Potomac Electric bldg. – **Project completed as of August 2017**
 - b) Separate fire alarm systems required for all the companies – Review attached proposal from Sounder Systems, Inc. working with RB Allen to remove modules from program in guard shack for bldg. A & K. – **Bids too high, need to get additional proposals.**
 - c) Guard Shack roof repaired – **Securing additional bids to repair the rest of the building. Get pricing to extend the electrical pole and caution signs. Contact utility company about secondary pole replacement**
 - d) Repairing and relocating Loft dumpster fence area – **Completed**
 - e) Wall Repair near Maverick Construction – **Completed**
5. New business:
 - a) Eversource energy efficient loan – payments of \$294.68 – **LED project**
 - b) Landscaping/Mulch concerns – **Contractor warned about blocking parking lot spaces with mulch pile**
 - c) **Meeting with the postal inspector to relocate mailboxes from bldg. A to guardhouse. How many needed. Type of exterior design.**
 - d) **Meeting with Elder Electric to separate electricity and install sub-meters**
6. The next meeting date is scheduled for 8/3/17 rescheduled to 9/14/17 due to scheduling conflicts
7. Meeting Adjourned: Time **10:20 am**