

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

November 30, 2020 6:45 -- Virtual Meeting via Zoom

**Present: Pam Ross, Carole Allen, Matt McKee, Matt Hogan, and
Jim Sisk of R. Brown Partners**

The November meeting of the Board of Managers was held on November 30, 2020, at 6:50 PM via Zoom (due to the 'stay at home' orders to prevent the spread of COVID-19 virus). A quorum was established with the following managers present: Pam Ross, Carole Allen, Matt McKee, and Matt Hogan. Also present was Jim Sisk of R Brown Partners.

6:45 Open forum. A truck driver was observed pulling over to relieve himself on the property. Cameras will be checked.

7:00 Regular meeting called to order.

1. Minutes of the October, 2020 meeting were approved.
2. **Budget:** The Board discussed the budget for 2021. The final budget will be ready within a couple of days and the goal is to keep fees flat.
3. **Maintenance:** Management looked into a reported leak from a light in the elevator during a bad rain storm but after investigation, no further action is required.
4. **Safety/Security:** Security gate (see below).
5. **Draft Remote Meeting Amendment:** It's possible that more signatures are needed from Motherbrook. Management will double back on progress of that.
6. **Other items:**
 - a. Motherbrook Update: Security at the front gate is hitting a pause because of cost and operational issues. Looking at a security guard overnight. Motherbrook wants to try it for a month. More information about gates to come. Pass through on Building F is in progress. Two tenants are looking at it including a cross fit group and a brewery for the Power Plant. Building F has interested parties looking at it.
 - b. The park area is in the planning and ordering stage. The board will ask for an update.
 - c. Art Committee installed the new photo show which was received well.

7:50 Meeting adjourned.

Next Meeting: December 28, 2020 at 6:45 via Zoom .