

## The Lofts at Westinghouse Condominium Association

### Board of Managers Meeting Minutes

January 25, 2021 6:45 -- Virtual Meeting via Zoom

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

The January meeting of the Board of Managers was held on January 25, 2021, at 6:45 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, Chris Leuth, and Matt Hogan. Also present was Jim Sisk of R Brown Partners.

**6:54 Open forum.** The owner that requested a possible rental situation involving the gym room on the second floor is continuing to look elsewhere. Tabled for the time being.

**6:56** Regular meeting called to order.

1. Minutes of the December 2020 meeting approved.
2. **Budget:** The Board discussed the final numbers for 2020 and the budget for 2021. Will formally approve on Tuesday.
3. **Maintenance:** Bathroom repairs: New water heater installed over the women's bathroom. It was leaking. Men's room toilet was repaired.
4. **Safety/Security:** Security gate (see below).
5. **Other items:**
  - a. Motherbrook Update: Security at the front gate is hitting a pause because of cost and operational issues. Motherbrook board is still looking at a security guard overnight. Motherbrook wants to try it for a month. More to come. Power Plant building – still looking at Cross-fit and the brewery is signed (Roundhead Brewing Co.).
  - b. The park area has been marked, awaiting for delivery of pavers.
  - c. Art Committee: leaving the photo show up for now. Still hoping to have a new exhibit up in the Spring.
  - d. Schedule the annual meeting.
  - e. Gyms in Boston still closed. Setting up some rules and process for updating once they are open later in the Spring.

**8:06** Meeting adjourned.

**Executive Meeting before Annual Meeting:** February 22, 2021 at 8:00 via Zoom .

**Annual Meeting:** February 25, 2021 at 6:45 via Zoom .