

## **The Lofts at Westinghouse Annual Meeting**

### **Minutes of the Annual Meeting of the Unit Owners February 25, 2021 7:00 -- Virtual Meeting via Zoom**

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

The Board of Managers held the Annual Meeting on February 25, 2021, at 7:00 PM via Zoom to A quorum was established.

**7:05** Meeting called to order.

- Introductions/greeting new residents/owners
- Election of Managers: voting by Election Buddy. All 5 members were re-elected.
- Budget: Income from fees and SREC income from Solar Panels  
The largest expenses are from loan debt is a large part of the budget, water and sewer, Master Condo Fee, insurance, (reminder that each owner has to have their own homeowner policy-Master Condo policy doesn't cover belongings), saving for reserve
- State of the Condominium: Kathryn McDonald stepped down, replaced by Carole Allen, Sylvia Baker stepped down and was replaced by Chris Leuth. Security cameras were updated. Pot holes were patched. We installed automatic doors operated by key fobs and are available. Ventilation in the gyms was updated (although they are still closed). Plans to refurbish the park area are in the works. The Handbook (Westinghouselofts.org) was updated.
- Motherbrook report from Pam: New owner/partner in Building D who is improving the space and adding new windows, Building K (?) The Power Plant is being updated with new owners and possibility of a gym and a brewery. Power along the tracks might make possible lighting and cameras in the outer lot and the park. The security gate is still on hold but the front lot has on-site security from Amazon who is also making rounds through the property (an owner reported the drivers being chaotic when leaving after parking their Prime trucks and asked that Amazon can be notified. The plow company has not been up to par and they may be replaced for next season. The speed bumps will have to be repaired.
- Additional: there was a request to place a mirror in the elevator lobby similar to the one on the third floor.
- An owner has a proposal to clean up the cable mess in the electrical room resulting from Comcast and RCN hookups.
- A question was raised about opening the gyms but the board is not in favor of the risk of opening them as yet.

A recap will be sent out on Friday. Anyone that hasn't received a ballot should contact Jim. It's important to vote and is part of the board's requirements.

**08:19** Meeting adjourned.