

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

April 26, 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 Board of Managers held an executive meeting on April 26, 2021, at 6:45 PM via Zoom to discuss preparation for the Annual Meeting. 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.

6:45: A resident asked about repair of the burms in the parking lot near the building. It was reported that the repair of physical building exterior and structures is planned by Motherbrook. Another resident expressed a concern for the wellbeing of persons around the building showing erratic behavior related to possible drug issues, was asking about whether to report. Is there a way to check into it while still showing concern? A resident noted that a dumpster was not positioned safely and carefully. Another resident asked earlier through email to the board about when we would be opening the gyms.

7:10 Regular meeting called to order.

1. **Minutes** of the March 2021 meeting and the Annual meeting were approved.
2. **Motherbrook items:**
 - Between the hours of 7am-9am on May 1-2 the front entrance drive way will be closed off to install a speed bump by the guard shack. For those times, people will have to exit at the side gate onto Readville St.
 - Permitting for final separation of fire alarms for each building is in the works.
 - Parking lot changes were discussed.
3. **Budget:** The board reviewed the February report of the budget. Overall, the Lofts budget looks to be in good shape.
4. **Maintenance:**
5. **Safety/Security:** Tabled for now pending research on original permits and cost.
6. **Other items:**
 - a. Motherbrook Update (see above).
 - b. Park update is complete.
 - c. Art Committee: leaving the photo show up for now. Still hoping to have a new exhibit up in the Spring. We will be having a planning meeting and notices will be sent out to welcome new members and gather the regulars.
 - d. Roundhead Brewery has proposed having artists from the complex hang their work on exhibit in the space.
 - e. The Board sent a letter of approval to Bosse Fitness in support of their project in building G.
 - f. The board has decided to open the gyms up with a mechanism for residents to sign up for a maximum of one hour per person (or family) in each gym and a one-hour break in between each use. Individuals will be personally responsible for clean up before and after use.

8:13 Meeting adjourned.

Next Regular Meeting: May 24, 2021 at 6:45 via Zoom.