

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

March 28, 2022 6:48 -- 8:17

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

The Board of Managers held the monthly meeting on March 28, 2022, at 6:48 PM via Zoom. 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.

6:48 Flooded ice in the parking lot near the park, still needs a resolution.

6:59 Regular meeting called to order.

- 1. Minutes** of the February 2022 meeting were approved.
- 2. Budget:** The board reviewed the latest budget and fees. Extended warranties on the solar system are being considered.
- 3. Motherbrook items:**
 - We are still considering the traffic flow plans provided by Motherbrook.
 - More guest parking signs are still needed and one sign needs to be moved to the left on the brick wall. We will make a plan for how many new ones and where. We are planning for placing a sign for each space on both sides of the chain link fence and a larger ones at the far end.
 - There is an issue with a truck loading and unloading while idling more than the allowed time.
 - The planters now need to be done and the message was sent to Motherbrook.
- 4. Maintenance:**
 - The lobby refresh project is in progress. Research will be ongoing and another meeting will be scheduled.
 - 2nd floor hallway flooring-no resolution yet. The manager will reach out again.
 - There are some minor repairs to be done (second floor ceiling, third floor corner at 335...)
- 5. Other items:**
 - The sign just inside the lobby listing businesses and artists still needs to be updated – it's in the works.
 - Art Committee: A new exhibit was installed in the main lobby and on the second floor lobby. We are looking for an artist to install work on the 3rd floor lobby.
 - Still waiting for an estimate on repairing the elevator door from the false alarm incident but a legal letter will be going to the owner with an invoice.
 - Still waiting for an estimate for repairing the flooring on the second floor.
 - The manager is looking into a MassSave type of program to retrofit lighting fixtures to take LEDs and upgrade efficiency.

8:17 Meeting adjourned.

Next Regular Meeting: April 25, 2022 at 6:45 on Zoom.