

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes May 23, 2022 6:45 -- Virtual Meeting via Zoom Present: Pam Ross, Carole Allen, Matt Hogan and Jim Sisk of R. Brown Partners

The Board of Managers held an executive meeting on May 23, 2022, 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. Also present was Jim Sisk of R Brown Partners.

6:45: Some of us are noticing a lot of “stuff” being left around the property or in the mailroom. Maybe a reminder to take care and register your bike. Dispose of your stuff in appropriate manner. We also discussed next steps to amend the bylaws to restrict renting of units to a specific number.

7:23 Regular meeting called to order.

1. **Minutes** of the April 2022 meeting were discussed and were approved with a couple of changes.
2. **Budget:** The board discussed expenses and budget overages in trash, cleaning, elevator repair, etc.
3. **Motherbrook items:**
 - Pam gave a report of Motherbrook, a meeting happening on Thursday.
 - The traffic study is done but they are looking for a vendor. The planters are being proposed and planned.
 - Parking signs need to be updated by July when the Brewery opens.
4. **Maintenance:**
 - A representative of Omnidian came to our meeting to talk about a program available to monitor and repair aspects of the solar system
 - Still waiting for a price for the floor on the second floor.
 - Fix elevator door. And find out why the elevator leaks through the lights when we have a blowing rain.
 - 3rd Floor windows need replacement.
 - Lobby bathroom was leaking again. It was a water heater in the ceiling.
5. **Other items:**
 - Lobby refresh: A follow up meeting needs to be scheduled. Should be done this week.
 - Planned for the annual meeting. Include a vote on changing the condo docs to allow a maximum of 15 rentals. (June 23 – Virtual)

8:32 Meeting adjourned.

Next Regular Meeting: June 13, 2022 at 6:45 via Zoom.