

The Lofts at Westinghouse Condominium Association

Minutes of the Annual Westinghouse Lofts Unit Owners and the Board of Managers June 23, 2022 at 7:00 PM -- Virtual Meeting via Zoom

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

The Board of Managers held the Annual meeting of the Lofts at Westinghouse on June 23, 2022, at 7:00 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, Matt Hogan, and Chris Leuth. Also present was Jim Sisk of R Brown Partners, and at least 2/3 of the condominium owners present.

7:00: The meeting began with introductions of everyone present.

- 1. The financials of the Condominium were presented. Along with that, the board presented a list of improvements and repairs that had been accomplished through the previous year.**
- 2. The present managers had all agreed to represent the owners/residents for another year. There were no new entries so the vote was conducted online to re-elect the same board members.**
- 3. Several of the owners present had questions which were addressed by the board.**

A Question was asked about insurance and deductibles and who is responsible for each. Parking lot issues and safety were brought up and will be also handed off to the Motherbrook Condominium for resolution on most of them.

The Sports Complex is engaged with construction with the aim to open soon and issues of traffic and noise were brought up.

There was a question of whether some signs could be placed near the park indicating who has exclusive use of it.

Pedestrian use of the Readville Street entrance with a working gate. This will also be handled by Motherbrook and is not the sole responsibility of the Lofts although we can make our requests heard.

4. Other items:

The Board also presented a plan to amend the condo documents to reflect a desire to restrict rentals by living and live/work units (other than artist units which already have restrictions) to 25%.

Several owners raised objections. Some of their concerns will be updated on the wording of the amendment and presented again. There were comments on both sides of the discussion. There will be an opportunity to vote on the amendment once the legal paperwork is drawn up again.

- 5. The Art Committee explained that there will be a new exhibit going up to coincide with the Art Fair that Erica Schwartz has planned for September 10.**