

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

October 19, 2022 6:45 -- Virtual Meeting via Zoom

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

The Board of Managers held the monthly meeting on October 19, 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, Matt Hogan, and Chris Leuth. Also present was Jim Sisk of R Brown Partners.

6:45: No owner/resident issues were brought up.

1. **Minutes** of the September 2022 meeting were discussed and approved.
2. **Budget:** The board reviewed the latest financial report sent from the management company. There is an issue with a possible increase in the cost of Motherbrook insurance and our share of it going up, that needs to be resolved.
3. **Motherbrook items:**
 - The brewery has a temporary certificate of occupancy and can open with restricted numbers for specific events.
 - The planters are done.
 - Bosse is still working on their complex but no date of opening so far.
 - The line painting was not done correctly so cars will have to be moved again over the next couple of weekends for the corrections. The board will notify where to move cars to. Signs will be posted at the doors for entrances that are closed and the note about moving the cars.
4. **Maintenance:**
 - The elevator doors are still not repaired. An estimate was received from the company and discussed. The accurate estimate of damage was quite high compared to the original estimate which only covered re-finishing existing doors. Recommendation was made to allocate the full cost of the elevator repair to the unit owners of the vandal.
 - Second floor hallway floor repair will begin this month. There will be some restrictions for walking and some ventilation help. A letter will be coming from management for residents to prepare.
 - Ocean glass will be repairing several of the common area windows.
5. **Other items:**
 - Lobby refresh: much of the furniture has been received and installed. More to be received and ordered and some updates for the second and third floor elevator lobbies.
 - The doors to the loading dock and at the bottom of the stairs need attention. They don't always latch and the bar sometimes doesn't respond.
 - A new draft from Merrill will be coming to review concerning the change to restricting rentals. It will be reviewed before sending to owners for a vote.
 - Loftoberfest will be October 22nd.
 - During a closed session, a matter of property destruction was discussed.

8:22 Meeting adjourned.

Next Regular Meeting: November 17th, 2022 at 6:45 via Zoom.