

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes December 12, 2022 7:15 Virtual Meeting via Zoom Present: Pam Ross, Carole Allen, Matt Hogan and Jim Sisk of R. Brown Partners

The Board of Managers held an abbreviated monthly meeting on December 12, 2023, at 6:45 PM via Zoom. A quorum was established with the following managers present: Pam Ross, Carole Allen, Matt Hogan. Also present was Jim Sisk of R Brown Partners.

6:45: One resident inquired about progress on the roof leaks at the comments period.

We were late assembling a quorum so the meeting only discussed the following:

1. **Minutes** of the November 2022 meeting were discussed and approved with changes.
2. **Budget:** The board briefly discussed the current budget but didn't have enough final details to set the 2023 budget at this time.
3. **Motherbrook items:**
 - Bosse is still working on their complex, expected now in January. .
 - The president met with an insurance advisor about Motherbrook changes to insurance fees. He suggests the billing may be incorrectly done.
4. **Maintenance:**
 - Maintenance was scheduled for the elevator.
 - Management rep will be working on roof leaks in the next weeks.
 - The board requested that the Manager schedule repair of wall damage and add corner guards.
5. **Other items:**
 - Questions regarding a renter with two large dogs, over the weight limit.
 - A new draft of the rental limits from Merrill was received by Manager who will be forwarding it to the Board.
 - A repeat Reserve Study was discussed.
 - A schedule of rules for owners and renters and suggested fines was discussed. To be continued.

7:43

Meeting adjourned.

Next Regular Meeting: January 23th, 2023 at 6:45 via Zoom.