

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes January 23, 2023 6:45 -- Virtual Meeting via Zoom Present: Pam Ross, Carole Allen, Chris Leuth and Jim Sisk of R. Brown Partners

The Board of Managers held an abbreviated monthly meeting on January 23, 2023, at 6:45 PM via Zoom. A quorum was established with the following managers present: Pam Ross, Carole Allen, Chris Leuth and Matt McKee. Also present was Jim Sisk of R Brown Partners.

6:45: No residents came before the board with issues.

1. **Minutes** of the December 2022 meeting were discussed and approved with changes.
2. **Budget:** The board reviewed the December budget and discussed any cost adjustment increases for the rest of 2023. Still working on
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:**
 - Weather stripping on the main entrance doors, rusting need to be fixed on the doors at the bottom on the stairs, and there may be others. The repair contractor will check for others.
 - Did we ask about a reserve study. They directed us to the elevator servicer for a quote.
 - Waiting for the update on March SREC numbers.
5. **Other items:**
 - A new snow removal company will be sending out reminders about plowing.
 - A new draft of the rental limits from Merrill will be coming from our Manager.
 - A list of renters will be available to the Board and kept up to date.
 - Are all dog owners up to date with registration and limits?
 - A schedule of rules for owners and renters and suggested fines was discussed. Manager to write up the starting list.
 - The monetary damage to the elevator doors has increased and the Board discussed how to move forward with financial responsibility.

7:51

Meeting adjourned.

Next Regular Meeting: February 22th, 2023 at 6:45 via Zoom.