

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes February 22, 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 February 22, 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 unit owners came before the board during Open Session.

1. **Minutes** of the January 2023 meeting were discussed and approved with changes.
2. **Budget:** The board reviewed the January financials and discussed any cost adjustment increases for the rest of 2023 based on insurance and replacement cost increases.
3. **Motherbrook items:**
 - The Motherbrook manager left the organization that was servicing Motherbrook. UPS storage has started looking for a buyer for their space.
 - Bosse should be open at this writing.
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. Waiting for a quote.
 - Still waiting for an estimate on a new reserve study and elevator health.
 - Ocean glass – did they replace the window in the mailroom?
 - Leaks from the roof were addressed but there was mention of another stain in a unit that will have to be checked out.
5. **Other items:**
 - A new draft of the rental limits from Merrill will be coming from our Manager as soon we give him the rules and regs that would be updated.
 - A list of renters was sent to board members
 - A renter has moved in with two large dogs. The owner has been contacted but not responded.
 - The monetary damage to the elevator doors has been turned over to legal for financial responsibility.

8:29

Meeting adjourned.

Next Regular Meeting: March 27, 2023 at 6:45 via Zoom.