

## **The Lofts at Westinghouse Condominium Association**

### **Board of Managers Meeting Minutes September 11, 2023 6:30 Virtual Meeting via Zoom Present: Pam Ross, Carole Allen, Chris Leuth, and Jim Sisk of R. Brown Partners**

The Board of Managers held their monthly meeting on September 11, 2023, at 6:30 PM via Zoom. A quorum was established with the following managers present: Pam Ross, Carole Allen, [Chris Leuth](#), Bernie Lynch and Matt McKee. Also present was Jim Sisk of R Brown Partners.

**6:30 PM** No notice about the work done this morning at 6:30. Also there were complaints about dogs peeing in the park area.

1. **Minutes** of the June 2023 meeting were discussed and approved, and notes from the special meeting in September.
2. **Budget:** The board discussed year-to-date budget and finances. Management will send out a reminder about late payments and possible fines.
3. **Limiting rentals clause:**
  - We will be bringing up the issue about rentals for a vote in the near future. We will adjust the language to “grandfather” in present owners.
4. **Motherbrook items:**
  - Further work on the parking area was supposed to happen today but we didn’t have enough notice. TBD
  - The Motherbrook insurance process is progressing.
5. **Maintenance:**
  - Repair to exterior door jams and weather stripping still is outstanding.
  - The soap dispensers and the paper towel holder seem to be empty or not working most of the time. Management needs to figure out why they are not being repaired to working order.
  - There is a light out at the top of Stair 1.
  - G&G will come back to fix the HVAC pipes on the third floor to correct condensation leakage.
  - Manager will be meeting with a sprinkler company and fire alarm for future servicing.

#### **Other items:**

- New signs for the dumpster and the part have been designed and are ready for the manager to send off to the printer.
- The elevator door damage repair and re-payment is still in process. A letter was sent to the owners from the lawyer. No resolution yet.

**8:14** Meeting adjourned.

**Next Regular Meeting:** TBD.