

The Lofts at Westinghouse Condominium Association
November 18th, 2024 7:00 Board meeting
Present: Pam Ross, Chris Leuth, Bernie Lynch, Chris Pienta and Jim Sisk of R. Brown Partners

The Board of Managers held their meeting at 7:15 PM. A quorum was established with the following managers present: Pam Ross, Chris Leuth, Bernie Lynch, Chris Pienta and Matt McKee. Also present was Jim Sisk of R Brown Partners.

7:00 PM - Board minutes were approved from the 10/17/24 meeting. Marc Groth and David Goldberg came to the meeting and Ronnie White submitted a letter of concerns.

Community member concerns:

- Noise during construction, parking spot issues with construction using spots, construction workers rudely speaking to residents, feeling like they are "held hostage" by the construction, noticed screws/sharp objects on the ground
- back gate was wired shut but should not be
- heating vent pipe that runs continuously needs to be addressed
- Vent from building D potentially spewing toxic fumes and that vent pipe needs to be addressed
- Wants to know who to reach out when these things are happening day to day regarding construction
- M door left propped open
- Residents wants to be notified via email of Board meetings and wants to have some in person
- Smells in the lobby from construction

1. Financials-

- Should see budget and list of fines for construction company soon
- Looking to potentially increase the HOA by 2.5% to cover additional costs and a higher percentage for new tenants on first floor
- Slightly under on our solar credits
- We were updated about matters regarding condo fee delinquency and other relevant condo financials that were available at this time.

2. Motherbrook-

- Ongoing issues with all the contractors doing construction
- Cameras need to be repositioned to cover lapse areas

3. Other items:

- Talked about proposals for new entry system and specifics that would have to be dealt with (getting internet for system, etc)
- Jim was able to upload forms online to Eversource for solar credits for new tenants!
- Congress passed the Corporate Transparency Act which applies to condos and will need to be addressed at a future time
- Back gate was completed!
- Elevator doors to be fixed eventually- quotes are being compared
- New entryway rugs are in progress

Next Meeting:

12/16/24 Monday at 7pm in-person in Lobby