



Board of Managers Meeting

December 16, 2024

7:00 PM - In Person

In attendance: Pam Ross, Matt McKee, Chris Pienta, Bernie Lynch, Chris Leuth and Jim Sisk

- **Open Session** 6:45-7:00PM - discussion of written in topics and open forum with 4 residents in attendance
 - Concerns addressed:
 - Rumor about hazardous waste being dug up which is NOT true
 - Resident detected a “chemical” smell in the lobby and asked if the board was testing the air. It was decided that air testing was not warranted in this case. The smell was linked to Porta Potty waste and general construction, not chemicals. The construction crew was requested to move and properly vent the porta potty.
 - Resident upset about not being notified when construction work is happening. The Board is letting residents know all details as we find out. The Board is not being notified in a timely manner either so we can only fine them when they violated the rules agreed upon. The Lofts does not budget to have a project manager to manage the construction for residents. The contractors are being fined continuously over violations and still continue to do what they are doing. It has been suggested by both the board and the GC to have residents tow vehicles in their spots and report any violations noticed.
 - Construction noise is extremely loud on the 2nd floor and residents are upset. Currently they are finishing the ceiling of the construction and adding three layers of drywall and insulation to create a noise barrier. This should be completed in the next couple weeks. Over half of the ceiling appears to be completed.
 - Leaks in the ceiling by the third floor gym and in the emergency stairwell. Request to check area and make repairs if needed
- Closed Session
- Minutes approved from November 18, 2024
- Finances
 - 2025 budget was approved and sent out
 - Reviewed delinquencies
 - Start new budget with new fees in the new year
- Motherbrook Update
 - Rear gate has been completed
 - Had to fix a few hydrants on our 5yr review
 - Paid back for school bus damage to guard shack
 - School had water damage of \$110K
 - Coming up with better policy and procedure for signage of new/existing tenants
 - No further updates at this time. Meeting tomorrow morning.

- M Unit Construction issues
 - Water shut off 9-3pm Weds 12/18 in inner side of building and possibly entire building
- Other Items
 - Elevator doors- still compiling the quotes and figuring out the details to move forward replacing damaged doors
 - Eversource Credits solved
 - Controlled Access- most likely going with butterfly MX but still needing a few more answers
 - Branded Walk-off mats- waiting until construction is over to get new ones
 - FYI **During a fire if the elevators are down and you can't physically use the stairs then stay in the stairwells until you are rescued. The stairs are fire rated for a few hours.

Next Board Meeting Jan 23rd 7pm ZOOM