

**Board of Managers Meeting
February 26, 2025
7:00 PM - ZOOM**

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

- Open Session 6:45-7:00PM - 1 resident attended
 - Leaks in 2 units (4-5 holes were patched on roof)
 - J&M Joe said they found that the workers from Unit M construction walking around up there most likely caused the leaks. Due to increased foot traffic and also a hole near the storm drain. Small holes were due to screws from the insulation puncturing the roof.
- **Going get a maintenance retainer quarterly to do inspections to be proactive
- **Have workers have walk pads when they are up there

- Approved Minutes from January 23, 2025

- Finances
 - Budget year to date- looks good
 - Delinquency review (closed session)
 - YTD Financials
 - Special assessment** for controlled access system with butterfly MX and elevator systems
 - a way to get an adequate contribution from the M-Units and have them pay their share
 - ***Board voted to approve \$37k for the upgrade for the controlled access system which includes call box and additional cameras which will be paid for by residents
 - The new controlled access points will be located at front door, stairwell door in mailroom, elevator door, north stairwell exterior door, north stairwell 2nd and 3rd floor doors. This will be a 6-door access control on all floors. There will be cameras outside stairwell 1 and inside at each door.
 - Residents can either pay in full or over 3 months and the amount is based on straight percentage interest. It will come to around one month's condo fee per person.
 - Jim will send out a letter with fees
- Motherbrook Update
 - Still dealing with posts in front of gas meters installed without permission.
 - Vent pipe on building D will be removed and patched!
 - Guard shack damaged so there are quotes to repair and quotes to demolished
 - Working on getting cameras in blind spots so all buildings are checking
 - pricing out another door in loading dock
- M Unit Construction issues
 - a few towed cars from parking in residents spots
 - more fines sent
- Other Items
 - Elevator- Passed inspection
 - Branded Walk-off mats- Have to order them
 - Dog poop in the park- We have a nature cam to try to catch the pooper! We are also getting a lock for the park
 - Lofts handbook needs to be maintained/updated with more regularity possibly putting it online

Next Meeting: MARCH 26th 7pm