



**Board of Managers Meeting
January 22, 2026
6:30 PM - ZOOM**

In Att: Chris Pienta, Pam Ross, Bernie Lynch, Matt McKee, Alysia Ordway

- Open Session 6:45-7:00PM - discussion of written in topics; open forum
- Approve Minutes - 12.17.25, Pam Ross motioned to approve the minutes, Chris Pienta seconded. Minutes approved.
- Bernie to lead working group on Gym refresh - prior to Feb meeting
- Finances
 - Discussion of the banking needs for the association including transferring funds between banks to address cashflow needs (Avidia & Rockland Trust).
 - Masonry - repointing - need bids/phased approach. No new updates.
 - Budget year to date - too early to report.
 - Delinquency review (closed session)
 - YTD Financials
- BERDO
 - City of Boston's Building Emissions Reduction Ordinance. Currently, The Lofts needs to finish submitting paperwork to ensure compliance.
- Motherbrook Update
 - Rendering of proposed signage has been reviewed; currently collecting logo images.
 - Items for the spring clean up list:
 - speed bump that people drive around
 - partially or unanchored berms in front of parking spots
 - a claim has been filed to address the front fence
 - another claim has been filed to address the planter that was damaged
 - the one-way sign at the entrance needs to be replaced by DCR
 - M Unit - Easements - Jim Sisk to continue follow up
- Other Items
 - Maintenance on building (repointing some bricks exterior, painting doors, etc)
 - Bike Rack- signage for bike area needs to be installed; bike locked to the central handrail needs to be removed
 - Elevator doors- still in progress, Jim to followup
 - Reminder on bylaws - new owners are bound amendment - cannot assume the rental (must live on site for at least one year)

- Next meeting: Monday, February 16th, 6:30pm