



Board of Managers Meeting

February 16, 2026

6:30 PM - ZOOM

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

1. Open Session 6:30 - 7:08PM
 - a. Discussion of handicap parking.
 - Two spots are designated at the front of the building for handicap use; one is used regularly.
 - For future reference, if someone needs a space, the building needs to reasonably accommodate the request under Fair Housing rules. The loading zone is a temporary option provided that a valid placard is displayed. Further independent research will continue on best practices for condo buildings.
 - b. Discussion of first floor heat.
 - G&G was onsite to investigate. A new part is in order to address the needs of the lobby. They have not been back yet.
 - Electric units provide heat in the lobby and stairwells.
 - Andy (electrician) will investigate and look into what might be needed in terms of updates/replacements.
 - c. Discussion of pest management
 - Jim to share tips to residents on how to combat pests in the colder months
 - Dewey Pest Services will restart services
2. Approve Minutes from 1.22.26 meeting. Bernie Lynch moved motioned to approve the minutes, Matt McKee seconded. Minutes approved.
3. Bernie to lead working group on the gym refresh. He will convene a couple of meetings (likely Saturday/Thursday) and will reach out on Facebook. A couple of pieces need to be moved to create more space, some of the equipment is noisy and will be inspected. Directions need to be updated to reflect building quiet hours.
4. Finances
 - Jim reached out to Rockland Trust to establish a reserve account to facilitate electronic transfers for cashflow.
 - Masonry - repointing - need bids/phased approach. No new updates.
 - Budget year to date - nothing out of ordinary
 - Delinquency review (closed session)
5. BERDO
 - City of Boston's Building Emissions Reduction Ordinance. Currently, The Lofts needs to finish submitting paperwork to ensure compliance. Should be resolved within the next month.

6. Motherbrook Update

- Feedback on the plowing - adaptations made after the first storm, still room for improvement.
- Rendering of proposed signage has been reviewed; currently collecting logo images.
- Items for the spring clean up list:
 - Guardshack at the front will be coming down
 - Extend the speed bump that people drive around near the old WB office
 - 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

7. Other Items

- Icy spot near the DCF awning is a concern (where water drips down)
- 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
- M Unit - Easements - Jim Sisk to continue follow up
- Master keys need to be made for two board members.
- MassSave: Jim has an appointment for March 18th (9:30am) to meet them at the building. David Goldberg has volunteered his unit as a model for evaluation. Question for consideration, upgrading to tankless within units?

8. Next meeting: Wednesday, March 25th, 6:30PM