



**Board of Managers Meeting
April 20, 2026
6:00 PM - ZOOM**

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

1. Meeting minutes from March meeting were approved. Chris Pienta motioned, Alysia Ordway seconded. Approved.
2. Finances
 - Discussion of outstanding dues.
 - In need of a new vendor to service, maintain, and monitor the solar panels as they are currently underperforming and the kill switch indicates it is off.
 - Opened a reserve account with Rockland Trust and will be on the April financials.
3. Motherbrook Masterboard Update
 - Still waiting on final snow bill, which will likely result in a special assessment. As a service, it can't be taken out of due reserves.
 - Guard shack was taken down today, some of the cameras are down as a result.
 - Bosse Sports officially closed.
 - Building G didn't file a claim for the fire damages. Planter outside of Maverick.
 - Building K is underagreement.
 - Watermain issues have been replaced; will come out of capital. Masterboard is looking into a reserve study to address the larger scale problems and underground.
 - Building D is for sale.
 - Applying for grants for green space; fence was improved.
 - Building A making a retro request for permission to enclose their dumpster.
 - Updated signage in process.
 - Jim inquiring about a potential bridge insurance policy for the Lofts to address potential deductible costs related to the master policy, resulting in a new larger policy or three separate ones.
4. BERDO
 - City of Boston's Building Emissions Reduction Ordinance filing was extended to August 15. Currently, The Lofts needs to finish submitting paperwork to ensure compliance.
5. Open Session: 6:40PM the board was joined by Carole
 - The Art Committee exploring clarifying the rules use of the lobby and developing parameters for listing on the directory. Currently, there are names that need to come off and pending how many slots are available, invite new ones to join and be listed.
 - Discussed creating a form template to live on The Lofts' website so that it is a repeatable process and a record is maintained.
 - MassSave inspection took place at Carole's unit. Through their report they will detail incentives on moving to heat pumps, wireless thermostats, etc.

6. Next meeting: **Wednesday, May 27th at 7pm**