Cobblers Lofts Condominiums
Board of Directors' Meeting
Date: Monday, May 4th, 2026
Time: 5pm
Place: 602 and Virtual Via Teams

1. Call to Order- 5:07pm Lindsay calls to order Mark 2nds

2. Owner Comments – 5 minutes

    a. 314- needs Holton to look at patio area for leaking while on-site for 2025 repairs this spring
    b. Outdoor water spigots on

3. Approval of Meeting Minutes- March 2026- Mark calls to approve Lindsay Seconds, approved Minutes

4. Financials- February and March 2026- Meera calls to approve and Lindsay seconds, financials approved

5. New Business

    a. Spring Reminders- email to be sent
        i. Ramp Cleaning- May 7, 2026 at 3:30pm
        ii. Carpet Cleaning- May 19, 2026 at 10am
        iii. Window Washing- TBD after façade repairs
        iv. Clean up after pet reminders
        v. Façade Repairs- Late May/Early June
        vi. Rooftop
            1. Register Grill and lock for protection
            2. Reserving Rooftop Form
    b. Power outage reminders
        i. Do a key poll, many owners were not given physical keys when they bought condo unit. Please note trash room doors are battery operated so they will ALWAYS work during power outage
    c. Snow Proposals- Still have time and deciding between per push and not per push
    d. Special Assessment 2nd payment reminder
    e. HVAC proposals- Ahern, JMBrennan and Dillet need PM and common floor Unit replacement proposals

6. Old Business
    a. Elevator Modernization- Late Aug/Early Sept Start Date
        i. June 1st, September 1st Next payments for Special Assessment
    b. Fannie Mae/Freddie Mac- Closed

7. Open Forum- N/A
8. Rentals- 8 rented (max rentals allowed 10)
9. Adjournment- 5:23pm Carol adjourns and Meera Seconds
10. Executive Session

Next Meeting: Monday, June 22nd at 5:30pm on Rooftop weather depending

Cobblers Lofts Condominiums

Board of Directors' Executive Session
Date: Monday, May 4th, 2026
Time: 6:00pm
Place: Unit 402 & Virtual on Teams

1. Call to Order- 5:24pm Lindsay calls to order Meera seconds
2. Owner Issues- None
3. Open Forum- None
4. Adjournment- 5:26pm Mark adjourns Lindsay Seconds