

Cobblers Lofts Condominiums
Board of Directors' Meeting
Date: Monday, March 9th, 2026
Time: 5:30pm
Place: Unit 402 and Virtual on Teams

1. Call to Order 5:33pm Meera calls to order, Mark seconds
2. Owner Comments – 5 minutes
 - a. 302- wants to sell to their unit to someone who will not be living in the unit for 2-3 years when they retire, is asking for an exception to the Rule of living in the unit for 1 year before being able to rent. All in favor to approve, the future owners must sign form agreeing to the terms.
3. Financials- January 2026 approved
4. New Business
 - a. Fannie Mae/Freddie Mac- ask lawyers for another option since they are not approving the new inspection report.
5. Old Business
 - a. Façade-
 - i. Holton repairs 2026- approve
 - ii. Anthony Leonardeli inspection reports 2026- approve
 - b. Elevator Modernization- Late Aug/Early Sept Start Date
 - i. June 1st, September 1st Next payments for Special Assessment
6. Open Forum-
 - a. Spring Reminders
 - i. Furniture on rooftop
 - ii. Owners register grills on rooftop
 - iii. Spring Landscape walkthrough- Carol, F3 and Precision
7. Rentals- 8 rented (max rentals allowed 10)
8. Adjournment- 6:12pm Lindsay calls to end meeting Chris seconds
9. Executive Session

Next Meeting: May 4th, 2026 at 5pm location TBD

Cobblers Lofts Condominiums

Board of Directors' Executive Session

Date: Monday, January 26th, 2026

Time: 6:00pm

Place: Unit 402 & Virtual on Teams

1. Call to Order- 6:12pm
2. Owner Issues- Discussion on rental exceptions and Fannie Mae/Freddie Mac selling issues
3. Open Forum- N/A
4. Adjournment- 6:28pm