

**Lexington Mews Association Inc.**  
**Board of Directors Meeting Minutes**  
**June 25, 2015**  
**Unit 2105**

- I. Call to order: 8:42pm
  - a. Roll call.
    - i. In attendance
      - 1. Gary Pasquarello
      - 2. Cory Plock
      - 3. Phillip James
      - 4. Patrick Simmonds
      - 5. Marie Starnes
      - 6. Dick Famiglietti of CM Property Management
  - b. Proof of notice – Posted June 5, 2015
- II. Reading and approval of minutes from May 22, 2015
  - a. Motion to waive the reading of the minutes from May 22, 2015.
    - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
  - b. Motion to approve the minutes from May 22, 2015.
    - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- III. Open session for Unit Owners, 15 minutes.  
Unit # None present
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report – May 2015
    - i. Financial Report for the period ending May 31, 2015: Total Assets for the Association were \$549,892.79. Total expenses were over budget \$7,291.17 due to management fee for April and May paid in May; General Maintenance was higher than budget; Dryer Vent expenses paid and billed to unit owners; final snow removal invoice paid per contract. There were no contributions or repayment made to the Capital Reserve, Capital Repayment and Special Projects Reserve. Transfer from Special Settlement funds to catchup on past due Reserve payments and operating account.  
  
Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
  - a. Motion to approve financial transactions.
    - i. \$18.06 reimbursement for clock at pool area

Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
  - i. Reviewed open orders: WO #1579; 1570
- b. Discussion concerning speed reduction mechanisms
  - i. Check with manufacturer about relay in unit to set up camera
  - ii. Local Marlin Controls office is checking into relay switch.
- c. Motion to amend declaration – CIOA alignment and lease restrictions
  - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- d. Motion to replace roofs
  - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
  - ii. Discussion moved to Executive Session to discuss proposals
- e. Motion to approve proposal for bus stop camera system
  - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to KILL the motion.

VIII. New Business

- a. Motion to approve tree replacements
  - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
  - ii. Discussion moved to Executive Session to discuss proposals

IX. Motions from the floor

None

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:44pm

Next Meeting: July 22 @ Unit 1407 6:00pm

Notice for Meeting: Regular Session starts at 8:00pm