



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
July 19, 2017
Unit 1407**

- I. Call to order: 8:37pm
 - a. Roll call.
 - i. In attendance
 - 1. Cory Plock (via call-in)
 - 2. Gary Pasquarello
 - 3. Marie Starnes
 - 4. Marie Meliksetian (absent)
 - 5. Douglas Brown
 - 6. Mike Famiglietti; CM Property Management
 - b. Proof of notice – Posted July 5, 2017
- II. Reading and approval of minutes June 21, 2017
 - a. Motion to waive the reading of the minutes and approve minutes from June 21, 2017.
 - 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.
 - a. None.
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – June 30, 2017
 - i. Financial Report for the period ending June 30, 2017: Total Assets for the Association were \$821,274.56. Total expenses were \$44,717.55; \$16,646.73 under budget. Following payments made to Capital Reserves, \$20,098.09 and Special Projects Reserves, \$2,172.00. Accounts Receivable balance was \$5,540.00 at the end of June 2017. Capital reserve accounts must be funded every month in full. CM Property will notify Association if operating accounts are underfunded.
 - ii. Motion to approve financial report
Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.
 - b. CM Property action item report.
 - i. Open items addressed.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.

- i. \$ 159.96 Dog Waste Depot
- ii.

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

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. WO # reviewed open/closed
- b. Motion to propose rule permitting exterior cameras on units.
Upon a motion duly made, seconded and carried, the board resolved to pre-approve the motion.
- c. Motion to pre-approve revised Rules & Regulations.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

VIII. New Business

- a. Motion to approve master insurance policy.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Motion to approve the purchase of parcel boxes.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- c. Motion to rescind duct cleaning contractor – Connecticut Steam Cleaning and approval of Vent Guard proposal.
Upon a motion duly made, seconded and carried, the board unanimously resolved to RESCIND the motion.

IX. Open Session of Unit Owners
None

X. Motions from the floor

- a. Motion to approve Bartlett Tree work and pruning contract.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

XI. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:47pm

Next Meeting Date: August 16 at unit 2701