

**Lexington Mews Association Inc.**  
**Board of Directors Meeting Minutes**  
**February 18, 2015**  
**Unit 2105**

- I. Call to order: 8:08pm
  - a. Roll call.
    - i. In attendance
      - 1. Gary Pasquarello
      - 2. Cory Plock
      - 3. Marie Starnes
      - 4. Phillip James
      - 5. Patrick Simmonds
      - 6. Dick Famiglietti of CM Property Management
  - b. Proof of notice – Posted January 29, 2015
- II. Reading and approval of minutes from January 21, 2015
  - a. Motion to waive the reading of the minutes from January 21, 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 January 21, 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
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report – January 2015
    - i. Financial Report for the period ending January 31, 2015: Total Assets for the Association were \$559,377.94. Total Expenses were over budget \$13,288.30 Due to water and sewer invoice paid for \$18,244.61. Capital Reserve Contribution, Repayment and Special Projects Reserve payments were made.
    - ii. Capital fund account; \$104,503.54 NVS&L CD funds to be moved to Newtown Savings Bank. Move \$100,000 from Hudson City Savings to Newtown Savings Bank.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
  - a. Motion to approve financial transactions.
    - i. None
- VII. Unfinished Business and General Orders
  - a. Discussion concerning outstanding CM Property work orders.
    - i. Status for WO# for unit 1102 leaks
    - ii. WO # 1452 unit 1105 – will address with cold patch for temporary repair
  - b. Discussion concerning speed reduction mechanisms

- c. Motion to amend declaration – CIOA alignment and lease restrictions - Tabled
- d. Discussion concerning roof replacement - Tabled
  - CMP will obtain quotes for preventative maintenance to address nail pops; sealing and shingle replacements on all roofs.

VIII. New Business

- a. Discussion concerning moving vehicles from driveways during snow removal operations  
The board discussed the issue and decided it's unreasonable to request all residents to move their vehicles during inclement weather conditions.
- b. Discussion concerning restricting visitor parking during snow removal operations. The board discussed the issue and decided it's unreasonable to request all residents to move their vehicles during inclement weather conditions.
- c. Motion to approve engineering proposal regarding center island drainage. Discussion to obtain two quotes and table motion.
- d. Motion to revise holiday decorations rule – winter themed decorations; candles in windows. Marie Starnes will draft revised holiday decoration guidelines. Table motion

IX. Motions from the floor

- a. Dryer Vent cleaning schedule – May 1 through July 1, 2015 – Table motion

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:35pm