

Lexington Mews Association Inc.
Board of Directors Meeting Minutes
January 20, 2016
Unit 2105

- I. Call to order: 7:40pm
 - a. Roll call.
 - i. In attendance
 1. Gary Pasquarello
 2. Cory Plock
 3. Lisa James
 4. Marie Meliksetian
 5. Marie Starnes
 6. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted January 12, 2016
- II. Reading and approval of minutes from November 18, 2015 & December 15, 2015
 - a. Motion to waive the reading of the minutes from November 18, 2015 & December 15, 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 November 18, 2015 & December 15, 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 # 2203- Janice Light; Follow-up to annual unit owner meeting, would like to have an opportunity to address the board after the meeting adjourns.

Board will consider option for unit owners to comment on meeting topics under Motions from the floor section of the Agenda.

The board will post approved minutes on the website immediately following monthly meetings and send an email indicating they are posted.
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – November and December 2015
 - i. Financial Report for the period ending November 30, 2015: Total Assets for the Association were \$557,826.18. Total expenses were \$11,953.51 over budget. Following payments made to Capital Reserves, \$18,000.00; to Capital Reserves Repayment, \$2,530.94 and Special Projects Reserves, \$1,530.00. Accounts Receivable balance was \$5,305.08 at the end of November 2015.
 - ii. Financial Report for the period ending December 31, 2015: Total Assets for the Association were \$553,969.71. Total expenses were \$595.88 over budget. Following payments made to Capital Reserves, \$18,000.00; to Capital Reserves Repayment, \$.00 and Special Projects Reserves, \$.00. Accounts Receivable balance was \$6,057.00 at the end of December 2015.
 - iii. 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. \$130.00 Gary Pasquarello unit 2105 CAI membership
 - ii. \$118.00 Gary Pasquarello unit 2105 Harry & David gift basket

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 # – No issues with open work orders

- b. Motion to amend declaration – CIOA alignment and lease restrictions

Discussion:

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

- c. Motion to replace roofs

Discussion: Timeline for project approval and schedule for unit owner meeting.

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

VIII. New Business

- a. Motion to elect officers
 - President – Gary Pasquarello
 - Vice President – Cory Plock
 - Secretary – Marie A. Starnes
 - Treasurer – Marie Meliksetian
 - Member-at-large – Lisa James

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

- b. Open account at Newtown Savings Bank by the Association's authorized signers;
 - Gary Pasquarello, President
 - Marie Meliksetian, Treasurer

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

IX. Motions from the floor

- a. Reopen unit owner session.

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:10pm

Next Meeting Date: February 17 at unit 1603; 7:00pm

