

**Lexington Mews Association Inc.**  
**Board of Directors Meeting Minutes**  
**January 21, 2015**  
**Unit 1504**

- I. Call to order: 7:34pm
  - 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 7, 2015
- II. Reading and approval of minutes from November 19, 2014
  - a. Motion to waive the reading of the minutes from November 19, 2014.
    - 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 19, 2014.
    - 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 # 1105 – Serhiy Oleshko: Issues with water infiltration at driveway, garage and foundation. Work order will be opened. Repair may be held off until spring.
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report – November – December 2014
    - i. Financial Report for the period ending November 30, 2014: Total Assets for the Association were \$512,324.51. Total Expenses were under budget \$8,929.38. Capital Reserve Repayment and Special Projects Reserve payments were made; Capital Reserve Contribution for November was not made due to cash flow restraints.
    - ii. Financial Report for the period ending December 31, 2014: Total Assets for the Association were \$536,005.25. Total Expenses were under budget \$6,536.25. Capital Reserve disbursements totaled \$27,000; Capital Reserve Repayment and Special Projects Reserve payments were made.
    - iii. Association Reserve accounts: Move NSV&L CD funds \$104,503.54 to Synchrony Bank
- V. Reports of Special Committees: NONE
- VI. Special Orders:
  - a. Motion to approve financial transactions.
    - i. \$66.23 M. Starnes; ink cartridge and paper
    - ii. 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. Status for WO# 1432 & 1434 in process and will be added to January.
- b. Discussion concerning speed reduction mechanisms
  - i. Astro Masonry quoted \$4,500 for Belgium block speed table; Ed's Concrete estimate is \$4,950 for cobble stone. Minimum of four to six speed tables throughout the complex. Decision to hold off on speed
- c. Motion to establish a written policy concerning access to surveillance video

#### VIII. New Business

- a. Motion to elect officers and reassign responsibilities
  - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to elect the following officers for the 2015 Board of Directors:
    - 1. Gary Pasquarello - President
    - 2. Cory Plock – Vice President
    - 3. Marie Starnes - Secretary
    - 4. Phillip James - Treasurer
    - 5. Patrick Simmonds – Member-at-Large
  - ii. Upon a motion duly made, seconded and carried, the board unanimously resolved to remove Ricardo Llera as a signer on the Hudson City Savings Bank, Account Number: xxxxxx2897. Add new signers, Gary Pasquarello and Phillip James.
- b. Motion to purchase speed limit radar sign.
  - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- c. Discussion concerning roof replacement.

CMP prepared a summary of the roof repair expenditures for the period 2010 – 2014 was \$32k  
CMP will obtain quotes for preventative maintenance to address nail pops; sealing and shingle replacements on all roofs.
- d. Discussion concerning common charge payment coupons. There are few issues with enrollment.
- e. Motion to amend declaration – CIOA alignment and lease restrictions. Upon a motion duly made, seconded and carried, the board unanimously resolved to table the motion.

#### IX. Motions from the floor

Becht Engineering – review water issue behind 1800 building.

Bouchard Construction project last summer – no drain installed behind unit 1801; water pooling and freezing – the terrain will continue to erode. Landscaping – seeding behind 1800 building washed away.

#### X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:25pm