

Lexington Mews Association Inc.
Board of Directors Meeting Minutes
March 16, 2016
Unit 2207

- I. Call to order: 7:41pm
 - a. Roll call.
 - i. In attendance
 - 1. Gary Pasquarello
 - 2. Cory Plock
 - 3. Marie Meliksetian
 - 4. Marie Starnes
 - 5. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted March 10, 2016
- II. Reading and approval of minutes from February 17, 2016
 - a. Motion to waive the reading of the minutes from February 17, 2016.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
 - b. Motion to approve the minutes from February 17, 2016.
 - 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 – February 29, 2016
 - i. Financial Report for the period ending February 29, 2016: Total Assets for the Association were \$613,412.47. Total expenses were \$7,378.44 under budget. Following payments made to Capital Reserves, \$9,000.00; to Capital Reserves Repayment, \$2,530.94 and Special Projects Reserves, \$2,172.00. Accounts Receivable balance was \$7,346.92 at the end of February 2016.
 - ii. Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.
 - iii. Actual 2015 vs Budget 2015 – estimated Oct – Dec expenses were actually \$22,000 higher than estimate. 2017 budget will reflect more accurate estimates for Oct – Dec 2016.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.
 - i. \$39.00 Dog Waste Depot (new provider) credit coming from HD Supply for \$170.14
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 # 1608: unit 1607 coordinate with unit owner since October 2015. No appointment made for Skylight
 - ii. Henry Roofing to fix skylight: WO # 1671 \$1,800. Seeking warranty credit for skylight from Velux.
 - iii. WO # 1672: unit 2703 crack seal CT Basement Systems, electrician pull junction box and crack sealed. Additional leak, pulled the junction box again, CT Basement System resealed but we are seeking restitution from CT Basement for opening the wall again.
- b. Motion to amend declaration – CIOA alignment and lease restrictions
Discussion: Special Meeting of BOD 4/2 to review updated documents; Unit Owner meeting to be held June 15, 2016; Hampton Inn 7:30 – 9:00pm.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- c. Motion to replace roofs
Discussion: Delay decision on roof replacement timeline until new reserve study is performed.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion

VIII. New Business

- a. Motion to approve Sunburst Landscaping contract.
Upon a motion duly made, seconded and carried, the board unanimously resolved to CONDITIONALLY APPROVE the motion. Contractor must accept 30-day cancellation and special care to grass height on ALL islands to prevent burn damage.
 - b. Motion to approve Shoreline Pools contract.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
 - c. Motion to approve Capital Reserves study; Falcon Engineering.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
 - d. Motion to close M&T bank account.
Discussion: Close M&T account and transfer funds to new financial institution.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
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IX. Motions from the floor

- a. Reopen unit owner session. None present.
- b. Dumpster on property April 22 pick-up on May 1, 2016.

X. Adjournment

- Motion to adjourn

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

Next Meeting Date: April 20 at unit 1504; 7:00pm

