



**Lexington Mews Association Inc.  
Board of Directors Meeting Minutes  
April 19, 2017  
Unit 2105**

- I. Call to order: 7:30pm
  - a. Roll call.
    - i. In attendance
      1. Gary Pasquarello
      2. Cory Plock
      3. Marie Starnes
      4. Marie Meliksetian (absent)
      5. Douglas Brown
      6. Mike Famiglietti of CM Property Management
      7. Vendal Orban of CM Property Management
    - b. Proof of notice – Posted April 7, 2017
- II. Reading and approval of minutes March 15, 2017
  - a. Motion to waive the reading of the minutes and approve minutes from March 15, 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.
  - i. Janice Light, unit 2203: requested copy of 2015 financial statement; concerns regarding garage repair solution with pump. 2015 & 2016 financial statements will be sent at the same time when 2016 statement is complete. Mike Famiglietti explained that the pump solution is the best and permanent remedy to prevent reoccurrence.
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report – March 31, 2017
    - i. Financial Report for the period ending March 31, 2017: Total Assets for the Association were \$762,720.99. Total expenses were \$66,401.87; \$51.59 over budget. Following payments made to Capital Reserves, \$4,000.00; to Capital Reserves Repayment, \$-0- and Special Projects Reserves, \$2,172.00. Accounts Receivable balance was \$5,440.00 at the end of March 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. \$1.35 parking

ii. \$.60 parking

iii. \$.85 parking

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 #

ii. WO#

b. Motion to propose rule permitting exterior cameras on units.

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

d. Motion to approve proposal for road sealing.

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

VIII. New Business

a. Motion to approve Shoreline pools contract.

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

b. Motion to approve garage repairs, unites 2503, 2504, 2203, 1603.

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

Cory Plock, Abstained

Gary Pasquarello, Yes

Douglas Brown, Yes

Marie Starnes, Yes

Marie Meliksetian (absent)

c. Motion to approve pothole repair near 1100 building.

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

d. Motion to approve proposal for road sealing.

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

e. Discussion concerning insurance renewal.

CM Property will reach out to several brokers and have them attend the May meeting. Doug Brown will research property/liability bid sheet for new brokers.

IX. Open Session of Unit Owners

None.

X. Motions from the floor

XI. Adjournment

Motion to adjourn

a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:50pm

Next Meeting Date: May 17 at unit 2701

