



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
September 21, 2016
Danbury Museum and Historical Society**

- I. Call to order: 9:05pm
 - a. Roll call.
 - i. In attendance
 - 1. Gary Pasquarello
 - 2. Cory Plock
 - 3. Marie Starnes
 - 4. Marie Meliksetian (absent)
 - 5. Dick Famiglietti of CM Property Management
 - 6. Lynn Platania of CM Property Management
 - b. Proof of notice – Posted September 7, 2016
- II. Reading and approval of minutes from August 17, 2016
 - a. Motion to waive the reading of the minutes from August 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 August 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.
 - i. None
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – August 31, 2016
 - i. Financial Report for the period ending August 31, 2016: Total Assets for the Association were \$733,484.22. Total expenses were \$34,792.59 over budget; exception items were engineering report, \$3,750; insurance, \$18,963; landscaping (Bartlett Tree) \$10,862. Following payments made to Capital Reserves, \$18,000.00; to Capital Reserves Repayment, \$-0- and Special Projects Reserves, \$2,172.00. Accounts Receivable balance was \$3,999.00 at the end of August 2016.
 - ii. 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. None

VII. Unfinished Business and General Orders

a. Discussion concerning outstanding CM Property work orders.

i. WO #

VIII. New Business

a. Motion to accept resignation of Lisa James

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

IX. Open Session of Unit Owners

Unit # None

X. Motions from the floor

i. None

XI. Adjournment

Motion to adjourn

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

Next Meeting Date: Unit Owner Meeting; October 19, 2016 at Unit 1603