

**Lexington Mews Association
Board Meeting – Open Session
March 21, 2019**

The meeting was called to order at 7:48 PM.

Present were Cory Plock (Board Member/President), Doug Brown (Secretary/Director) and Gary Pasquarello (Board Member/Vice President) was present via phone.

Marie Starnes (Board Member/Director) and Marie Meliksetian (Treasurer) were not present.

Also, in attendance was Art Stueck and Doris DaSilva of REI Property and Asset Management.

Homeowners Open Forum:

There were no actions items for the Board or REI as a result of the Homeowners Open Forum.

Officer Reports:

There were no Officer Reports given.

Ratification of the minutes:

Gary P. made a motion to accept the Open Session Minutes from the February 21, 2019 Open Session meeting. Doug B. seconded the motion. All present voted in favor of the motion. REI to send Cory P. a PDF copy of the approved Open Session Minutes to post on the Association's website.

Fine Hearings:

Gary P. made a motion to post the fine to Unit 1003 for failure to provide their vehicle information. Doug B. seconded the motion. All present voted in favor of the motion. REI to post the \$50.00 fine, send a fine-posted letter to the unit owner and re-issue another fine if the homeowner still has not provided their vehicle information.

Gary P. made a motion to post the fine to Unit 1101 for failure to provide their vehicle information. Doug B. seconded the motion. All present voted in favor of

the motion. REI to post the \$50.00 fine, send a fine-posted letter to the unit owner and re-issue another fine if the homeowner still has not provided their vehicle information.

Gary P. made a motion to post the fine to Unit 1103 for failure to provide their vehicle information. Doug B. seconded the motion. All present voted in favor of the motion. REI to post the \$50.00 fine, send a fine-posted letter to the unit owner and re-issue another fine if the homeowner still has not provided their vehicle information.

Gary P. made a motion to post the fine to Unit 1202 for failure to provide their vehicle information. Doug B. seconded the motion. All present voted in favor of the motion. REI to post the \$50.00 fine, send a fine-posted letter to the unit owner and re-issue another fine if the homeowner still has not provided their vehicle information.

Gary P. made a motion to post the fine to Unit 2707 for failure to provide their vehicle information. Doug B. seconded the motion. All present voted in favor of the motion. REI to post the \$50.00 fine, send a fine-posted letter to the unit owner and re-issue another fine if the homeowner still has not provided their vehicle information.

Gary P. made a motion to post the fine to Unit 3306 for failure to provide their vehicle information. Doug B. seconded the motion. All present voted in favor of the motion. REI to post the \$50.00 fine, send a fine-posted letter to the unit owner and re-issue another fine if the homeowner still has not provided their vehicle information.

The Board decided not to post the fine to Unit 2202 for not submitting their vehicle information on time. REI to let the homeowner know that the fine is not being posted.

REI's report on follow-ups from the last board meeting:

REI to obtain loss run reports for the association's insurance for the past three years from Hodges Insurance to determine the causes of the loss and to possibly create a preventative maintenance plan.

REI to follow up with the accountant George Follini to ensure that the audited financials are completed by no later than March 31, 2019.

REI to draft a letter to send with the opinion page and balance sheet provided by the auditor once completed.

REI to send a follow-up letter regarding the dryer vents cleaning pushing it to June 1st instead of May 1st.

REI to follow-up with the Reserve Advisors contract and provide vendor with a copy of the fully executed contract.

REI to follow-up with the Hydro-care contract and provide vendor with a copy of the fully executed contract.

REI to follow-up with the Lombardi Plumbing and Heating contract and provide vendor with a copy of the fully executed contract.

REI to send a follow-up letter to Unit 2706 to make sure that all the insurance claim work was completed and re-issue the pass-through deductible hearing letter in the amount of \$2,500.

REI to follow-up with all the homeowners who have tenants in their units and have not turned in the affidavit that their tenant has received the Rules & Regulations of the association. REI to re-send if not received by the end of March.

REI to ask Attorney Pilicy to send a second notice to Algonquin threatening legal action. REI to send draft a letter to Cory for review before sending.

Financials:

The February 28, 2018 financials were reviewed.

Work Orders:

No work order issues to be discussed.

New Business:

REI to contact Sunburst and ask them if they will be willing to refrain from using blowers during snow events during the hours of midnight to 6:00 AM.

REI to follow-up with Marie S. regarding the roof specifications.

REI to start reaching out to various lenders to obtain loan rates for the roof project.

REI to draft a Spring Newsletter to include information about the Spring Dumpster, pool volunteers, curb your dog, the front and garage door painting project (after the test Unit 2105 is completed to the Board's satisfaction) and in general updates about the rules of the community.

REI to speak to Oakridge regarding scheduling two dumpsters for May 4th to be delivered and picked up on the same day.

REI to include a note on the Spring Newsletter about the dumpster and arrange for an REI contractor to monitor and assist with the dumpster.

REI to notify the pool vendor that the pool should be opened the weekend of May 17th. REI also to arrange for the pool inspection and permit.

REI to obtain multiple quotes for the crack sealing and line striping keeping in mind that the Board would not like to use again M&S or JD Paving. In addition to the crack sealing, vendor must look around for areas that need patching and include work in proposal, in particular the area around the pool. The work must be completed before the pool opening.

REI to obtain pricing to do the line striping after the crack sealing is completed and before the pool opening.

REI to note on the tickler - add the cost of the replacement curbing to the loan amount.

REI to follow-up with Marie S. regarding purchasing additional pool furniture.

REI to arrange with DBO to paint the garage door of Gary P. (Unit 2105) to test to see how it will look after they are professionally painted.

REI to schedule a walkthrough with Sunburst to assess any snow low related damages.

REI to note on the tickler - yearly spring walkthrough with the Board and REI.

REI to inspect the pool cabana and surroundings and determine if they need to be power washed.

REI to let Sunburst know that they must mulch before the pool opening and they must put down some sort of plastic protection to avoid staining the pavement.

REI to obtain quotes for a pool fob system and higher fence and add possibly add those costs to the loan total.

REI to resend to the Board the quotes from Sunburst for the visitor parking spaces.

Insurance Claims:

N/A.

Proposals:

Cory P. reviewed the Berkshire proposal for the fireplace for Unit 1102 and approved it. REI to follow-up with Berkshire and coordinate with REI Maintenance and Repairs department to replace the fireplace and complete the exterior and interior repairs simultaneously.

A motion to adjourn was made by Doug B. at 9:07 PM. Gary P. seconded the motion. All present voted in favor of the motion.