

Lexington Mews Association Inc.  
Board of Directors Meeting Minutes  
February 21, 2018  
Unit 1407

- I. Call to order
  - i. Meeting called to order 8:04pm
  - b. Roll call
    - i. In Attendance
      - 1. Cory Plock
      - 2. Gary Pasquarello
      - 3. Marie Starnes
      - 4. Marie Meliksetian
      - 5. Doug Brown
      - 6. Mike Famiglietti: CM Property Management
    - c. Proof of notice – Posted February 11, 2018
- II. Reading and approval of minutes
  - a. Motion to waive the reading of minutes and approve minutes from both the January 17, 2018
    - i. Motion made, seconded and unanimously passed to waive the reading and APPROVE the minutes
- III. Open sessions for Unit Owners, 15 minutes
  - a. None
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report
    - i. The January financial reports were included and reviewed. Total assets for the Association as of month end January 31, 2018 were \$726,341.88. The financial report was abbreviated due to a delay in preparing the Income and Expense summary by the February meeting date.
    - ii. Reserve payable in the amount \$69,221.57 from 2014 will be removed based upon 2016 reserve study. Therefore 2017 reserve payable will not reflect the pre 2016 reserve payable.
  - b. CM Property action item report:

- i. Action item report was reviewed and items addressed
  - ii. Letter for Algonquin power washing was reviewed and will be submitted.
- V. Reports of Special Committees
  - a. None
- VI. Special Orders
  - a. Motion to approve financial transactions
    - i. \$240.00 Southbury Industries Mailbox locks
    - ii. \$1595. Batteries for speed limit sign
    - iii. \$79.98 Doggie bags

Motion made, seconded and unanimously passed to APPROVE motion to financial transactions
- VII. Unfinished Business and General Orders
  - a. Discussion concerning outstanding CM Property work orders
  - b. Motion to pre-approve revised Rules & Regulations  
Discussion: Tabled
- VIII. New Business
  - a. Motion to approve roof repair /replacement for unit 2102.
    - i. Motion made, seconded and unanimously passed to APPROVE the roof repair/replacement for unit 2102
  - b. Discussion concerning major roof replacement project.  
RFP will be issued for response by March 16, 2018
- IX. Open Session of Unit Owners, 15 minutes Property work orders
  - a. None
- X. Motions from the floor
- XI. Adjournment
  - a. Motion made, seconded and unanimously passed to ADJOURN meeting at 8:45 pm

Next Meeting date will be March 21 at unit 2105