

**Lexington Mews Association Inc.**  
**Board of Directors Meeting Minutes**  
**February 26, 2014**  
**Unit 1504**

- I. Call to order: 7:32pm
  - a. Roll call.
    - i. In attendance
      - 1. Gary Pasquarello
      - 2. Cory Plock
      - 3. Marie Starnes
      - 4. Phillip James
      - 5. Dick Famiglietti of CM Property Management
  - b. Proof of notice – Posted February 10, 2014
  
- II. Reading and approval of minutes from November 20, 2013.
  - a. Motion to waive the reading of the minutes from November 20, 2013.
    - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
  - b. Motion to approve the minutes from November 20, 2013.
    - 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.

None present.
  
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report
    - i. Financial Report for the period ending January 31, 2014: Total Assets for the Association are \$495,649.82. Total Expenses were over budget \$12,864.52 due to January & February monthly management fees paid to CM Property; Winters Bros. paid for January & February service periods. Contributions were made to the Capital Reserve Funds.
    - ii. Financial Transactions:  
No transactions.
  - b. Motion to approve financial transactions.  
No transactions.
  
- V. Reports of Special Committees:  
None
  
- VI. Special Orders:  
None
  
- VII. Unfinished Business and General Orders
  - a. Discussion concerning outstanding CM Property work orders.
    - i. Work Order # - 1295 multiple visits to #1106, 2701 & 1203 for icicle removal before Boss Roofing was on the property.

b. Motion to appoint new board member:

Patrick Simmons – Unit 1705 Member-at-Large

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

VIII. New Business

a. Discussion concerning Lexington Mews stop sign violations

- i. Gary & Cory will meet with Lexington Court board President to discuss solution for residents from both complexes avoiding the stop signs on Cambridge Road and the exit from Lexington Mews.

b. Discussion concerning ice damming and winter related maintenance

- i. Boss Roofing: Ice dams and snow removed from a majority of units at a cost of \$5,250
- ii. Alves Landscaping removed excess snow from property at a cost of \$5,800

IX. Motion from the floor

- i. Discussion on power washing and deck painting bids.

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 8:34pm.
- b. The March monthly meeting will be rescheduled for Wednesday, April 2, 2014 at Unit 1603