



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
April 13, 2016
Unit 1504**

- I. Call to order: 7:31 pm
 - a. Roll call.
 - i. In attendance
 1. Gary Pasquarello
 2. Cory Plock
 3. Marie Meliksetian
 4. Marie Starnes
 5. Lisa James
 6. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted April 1, 2016
- II. Reading and approval of minutes from March 16, 2016
 - a. Motion to waive the reading of the minutes from March 16, 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 March 16, 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.
Unit # None
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – March 31, 2016
 - i. Financial Report for the period ending March 31, 2016: Total Assets for the Association were \$628,911.24. Total expenses were \$8,925.46 under budget. Following payments made to Capital Reserves, \$9,000.00; to Capital Reserves Repayment, \$-0- and Special Projects Reserves, \$3,702.00. Accounts Receivable balance was \$3,275.00 at the end of March 2016.
 - ii. Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.
 - i. \$ -0-
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. Reviewed open orders: WO # 1675 when will the work be completed
 - ii. WO # 1608 – completed

- b. Motion to amend declaration – CIOA alignment and lease restrictions
Discussion: Meet with Attorney Pilicy to review comments in draft Declaration and By-laws.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

- c. Motion to replace roofs
Discussion: Waiting for new reserve study to be performed.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

VIII. New Business

- a. None
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IX. Motions from the floor

- a. Reopen unit owner session. None present.

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 8:35pm

Next Meeting Date: May 18, 2016 at unit 1407; 7:00pm

