



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
July 20, 2016
Unit 2207**

- I. Call to order: 7:50 pm
 - a. Roll call.
 - i. In attendance
 - 1. Gary Pasquarello
 - 2. Cory Plock
 - 3. Marie Starnes
 - 4. Marie Meliksetian
 - 5. Lisa James (absent)
 - 6. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted July 7, 2016
- II. Reading and approval of minutes from June 15, 2016
 - a. Motion to waive the reading of the minutes from June 15, 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 June 15, 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 – June 30, 2016
 - i. Financial Report for the period ending June 30, 2016: Total Assets for the Association were \$709,807.43. Total expenses were \$6,091.36 under budget. Following payments made to Capital Reserves, \$19,000.00; to Capital Reserves Repayment, \$-0- and Special Projects Reserves, \$2,172.00. Accounts Receivable balance was \$4,130.00 at the end of June 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:
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.
 - i. \$99.37 – Pool Supplies

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. WO #1733 – wood at unit 2105 unpainted
- b. Motion to pave pool parking lot and roadway
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion
- c. Discussion concerning emergency board communications

VIII. New Business

- a. Motion to approve collection policy
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Motion to approve Bartlett Trees proposal
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- c. Motion to approve power washing proposal
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to KILL the motion.
- d. Motion to approve driveway repair for units 2202,2003,2006,1302,3303 JD Paving proposal
 - 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

- a. Motion to move \$6,000 from Wells Fargo Capital Reserves to Chase Reserve account.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Motion to move \$104,939.62 from Newtown Savings to Danbury Savings Bank.
 - ii. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- c. Motion to approve Association insurance renewal Brown & Brown Agency
 - iii. Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

XI. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:40pm

Next Meeting Date: August 17, 2016 at unit 1407.