



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
June 15, 2016
Unit 1603**

- I. Call to order: 7:32 pm
 - a. Roll call.
 - i. In attendance
 1. Gary Pasquarello
 2. Cory Plock
 3. Marie Meliksetian
 4. Lisa James
 5. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted June 3, 2016
- II. Reading and approval of minutes from May 18, 2016
 - a. Motion to waive the reading of the minutes from May 18, 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 May 18, 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 2203 Jan Light, discussed parking, plantings, and board meeting procedures.
Unit 1503 Philip James, expressed concerns regarding board meeting procedures.
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – May 31, 2016
 - i. Financial Report for the period ending May 31, 2016: Total Assets for the Association were \$691,077.44. Total expenses were \$574.60 under budget. Following payments made to Capital Reserves, \$18,000.00; to Capital Reserves Repayment, \$-0- and Special Projects Reserves, \$3,702.00. Accounts Receivable balance was \$3,850.52 at the end of May 2016. We have negotiated a new CD rate at Newtown Savings Bank. The old rate was 0.3%. Retroactive June 15, 2016, the new rate of 1.054% and yield 1.1% will take effect.
 - 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. GAF claim paperwork is almost fully prepared and will be sent out in the next couple days. Current timeline for a response is currently expected to be 5-6 months.
 - ii. Speed bump painting work is complete.
 - c. Motion to approve permission for Marie Meliksetian and Gary Pasquarello to open, move, transfer, and close CD accounts with Newtown Savings Bank.

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

V. Reports of Special Committees: NONE

VI. Special Orders:

- a. Motion to approve financial transactions.
 - i. None

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. WO #1701 – Hornet nest extermination work for unit 1603 incorrectly billed to the unit owner. Association responsibility.
 - ii. WO # 1700, 1709 – completed
 - iii. WO # 1702 – repair pool gate, improperly closing. Work in progress.
 - iv. WO # 1705 – netting around the tennis court. Delay due to difficulties finding the materials.
 - v. Walk-around items – in progress.
- b. Discussion concerning results of the walkthrough inspection.
 - i. Already discussed above. Only unresolved item pertains to camera installations. Will be addressed separately.

VIII. New Business

- a. Motion to pave pool parking lot and road.
 - i. Still awaiting the report from Falcon Group concerning scope of work to be performed.
 - ii. Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- b. Discussion concerning island grass trimming
 - i. Certain areas of grass are not growing due to Red Thread. Grass of affected islands were treated with fertilizer.
- c. Discussion concerning emergency board communications
 - i. Email blast was sent to registered users of the web site, plus additional email list recipients concerning the black bear.
 - ii. Originator of the motion not present.
 - iii. Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- d. Discussion concerning pool rule enforcement
 - i. Complaint received concerning lack of rule enforcement. Confrontations arise from unit owners querying other unit owners for recreation tags. Suggested method for dealing with this issue is to notify a board member or CM Property who will then enforce the rules.

IX. Open Session of Unit Owners

Unit 2203 Jan Light, discussed lowering of the flag, bird nests, painting of back doors, and power washing during gas line maintenance. Mr. Famiglietti indicated that he will follow up with Algonquin to see if they would perform the power washing or reimburse for power washing.

X. Motions from the floor

a. None.

XI. Adjournment

Motion to adjourn

a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 8:16pm

Next Meeting Date: July 20, 2016 at unit 2207.

