



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
October 19, 2016
Unit 1603**

- I. Call to order: 7:29pm
 - a. Roll call.
 - i. In attendance
 1. Gary Pasquarello
 2. Cory Plock
 3. Marie Starnes
 4. Marie Meliksetian
 5. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted October 6, 2016
- II. Reading and approval of minutes from September 21, 2016
 - a. Motion to waive the reading of the minutes from September 21, 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 September 21, 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.
 - i. Janice Light – 2203: Parking violations and surveillance camera policy.
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – October 31, 2016
 - i. Financial Report for the period ending September 21, 2016: Total Assets for the Association were \$746,147.86. Total expenses were \$51,202.27; \$10,070.34 under budget. Following payments made to Capital Reserves, \$9,000; to Capital Reserves Repayment, \$-0- and Special Projects Reserves, \$2,172. Accounts Receivable balance was \$4,710.08 at the end of September 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 items addressed.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.

- i. Dog Waste Depot \$117.00
- ii. Staples \$44.65

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

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. WO #1769 Sam Berg at Barlett is in contact with Sheppard Hill board

VIII. New Business

- a. Motion to approve Falcon Engineering roof assessment
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Motion to approve 3 proposals relating to concrete repair for units 2701, 2206-7, 1708, 1801 and 2006-7.
 - ii. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- c. Motion to approve Bartlett Tree Proposal relating to fertilization of trees.
 - iii. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- d. Motion to approve Sunburst proposal for island repair, common area repair and seeding.
 - iv. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- e. Motion to propose rule permitting exterior cameras on units
 - v. Motion TABLED.

IX. Open Session of Unit Owners
Unit # None

X. Motions from the floor

- i. Halloween refreshments budget \$100. Need receipt for reimbursement.
- ii. 2017 Proposed Budget
Discussion ensued regarding line item amounts.

XI. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:10pm

Next Meeting Date: November 16, 2016 at Unit 2105