

Lexington Mews Association Inc.  
Board of Directors Meeting Agenda  
April 26, 2018  
Unit 2701

- I. Call to order
  - i. Meeting called to order 8:02pm
  - b. Roll call
    - i. In Attendance
      - 1. Cory Plock
      - 2. Gary Pasquarello (not present)
      - 3. Marie Starnes
      - 4. Marie Meliksetian
      - 5. Doug Brown
      - 6. Mike Famiglietti: CM Property Management
    - c. Proof of notice – Posted April 13, 2018
- II. Reading and approval of minutes
  - a. Motion to waive the reading of minutes and approve minutes from both the March 28, 2018
    - i. Motion made, seconded and unanimously passed to waive the reading and APPROVE the minutes
- III. Open sessions for Unit Owners, 15 minutes
  - a. None
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report
    - i. The March 31, 2018 financial reports were included and reviewed. Total assets for the Association as of month end March 31, 2018 were \$766,065.55. Total expenses for the month were under budget. Accounts receivable as of March 31, 2018 was \$10,905.
  - b. CM Property action item report:
    - i. Action item report was reviewed and items addressed
- V. Reports of Special Committees
  - a. 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
  - b. Motion to pre-approve revised Rules & Regulations
    - Motion seconded and unanimously passed to PREAPPROVE Rules & Regulations.
  - c. Discussion concerning major roof replacement project.
- VIII. New Business
  - a. Motion to approve Shoreline Pools contract

Motion made, seconded and unanimously passed to APPROVE motion to Shoreline Pools contract

- b. Discussion concerning insurance renewal.
- c. Discussion concerning pool preparation. Pool opening May 18, 2018.
- d. Motion to approve that the Special Project outflow as assessed and reviewed by the board based on CMP's GL for Year 2017 totaled the amount of \$48,418.95

Motion made, seconded and unanimously passed to APPROVE motion to the Special Project outflow for year 2017 in the amount of \$48,418.95

- e. Motion to merge Special Projects fund into Operating Account and remove the Special Projects account.

Motion made, seconded and unanimously passed to APPROVE motion to the Special Project outflow for year 2017 in the amount of \$48,418.95

IX. Open Session of Unit Owners, 15 minutes:

- a. None

X. Motions from the floor

- a. Motion to approve REI Property Management contract, effective June 1, 2018.

Motion made, seconded and unanimously passed to APPROVE REI Property Management contract, effective June 1, 2018.

- b. Motion to terminate CM Property Management contract, effective June 1, 2018.

Motion made, seconded and unanimously passed to APPROVE CM Property Management contract termination, effective June 1, 2018.

XI. Adjournment

- a. Motion made, seconded and unanimously passed to ADJOURN meeting at 9:45pm

Next Meeting date will be May 16 at unit 1603.