



**Lexington Mews Association Inc.  
Board of Directors Meeting Minutes  
May 16, 2017  
Unit 2701**

- I. Call to order: 7:33pm
  - a. Roll call.
    - i. In attendance
      1. Cory Plock
      2. Gary Pasquarello (absent)
      3. Marie Starnes
      4. Marie Meliksetian (absent)
      5. Douglas Brown
      6. Vendel Orban of CM Property Management
      7. Deana Barber of CM Property Management
  - b. Proof of notice – Posted May 8, 2017
- II. Reading and approval of minutes April 19, 2017 (correction to March – Road Sealing & pothole motions)
  - a. Motion to waive the reading of the minutes and approve minutes from April 19, 2017.
    - 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.
  - a. Jim McDermott unit 1901: Discuss new roof leak into master bedroom; open work order #1841.
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report – April 30, 2017
    - i. Financial Report for the period ending April 30, 2017: Total Assets for the Association were \$774,294.02. Total expenses were \$38,593.12; \$6,521.16 under budget. Following payments made to Capital Reserves, \$4,000.00 and Special Projects Reserves, \$2,172.00. Accounts Receivable balance was \$5,3650.00 at the end of April 2017. Capital reserve accounts must be funded every month in full. CM Property will notify Association if operating accounts are underfunded.
    - ii. Motion to approve financial report  
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. \$ 26.03 BJs pool testing kits – Gary Pasquarello
  - ii. \$ 10.67 Staples plastic signs at pool – Douglas Brown
  - iii. \$ 39.90 Penny Saver ad for tag sale –Beth Walstedter
  - iv. \$ 300.55 Sign-A-ama tag sale signs – Marie StarnesUpon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE financial transactions.

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
  - i. WO # reviewed open/closed
- b. Motion to propose rule permitting exterior cameras on units.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- c. Motion to pre-approve revised Rules & Regulations.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- d. Motion to approve proposal for road sealing and pothole repair 1100 building.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

VIII. New Business

- a. Motion to approve duct cleaning contractor – Connecticut Steam Cleaning  
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Motion to approve paving work at Cambridge/Old Brookfield.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

IX. Open Session of Unit Owners

None

X. Motions from the floor

XI. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:30pm

Next Meeting Date: June 21 at unit 1407