

Lexington Mews Association Inc.
Board of Directors Meeting Minutes
February 17, 2016
Unit 1603

- I. Call to order: 8:15pm
 - a. Roll call.
 - i. In attendance
 1. Gary Pasquarello
 2. Cory Plock
 3. Lisa James
 4. Marie Melksetian
 5. Marie Starnes
 6. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted February 8, 2016
- II. Reading and approval of minutes from January 20, 2016
 - a. Motion to waive the reading of the minutes from January 20, 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 January 20, 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 – January 31, 2016
 - i. Financial Report for the period ending January 31, 2016: Total Assets for the Association were \$578,047.70. Total expenses were \$595.88 over budget. Following payments made to Capital Reserves, \$9,000.00; to Capital Reserves Repayment, \$-0- and Special Projects Reserves, \$2,172.00. Accounts Receivable balance was \$6,246.92 at the end of January 2016.
 - ii. Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.
 - i. \$ 50.00 Gary Pasquarello unit 2105 CAI conference
 - ii. \$ 255.21 Gary Pasquarello unit 2105 HD Supply (doggie bags)

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. Reviewed open orders: WO # – Unassigned for 2703, LaRosa, CT Basement Systems work under warranty.

- b. Motion to amend declaration – CIOA alignment and lease restrictions
Discussion:
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

- c. Motion to replace roofs
Discussion: Delay decision on roof replacement timeline until new reserve study is performed.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

VIII. New Business

- a. Motion to remove Philip James as signer on the M&T bank account and add new signers Gary Pasquarello and Marie Melksetian.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
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IX. Motions from the floor

- a. Reopen unit owner session. None present.

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:05pm

Next Meeting Date: March 16 at unit 2207; 7:00pm