



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

- I. Call to order: 8:52pm
  - a. Roll call.
    - i. In attendance
      - 1. Cory Plock
      - 2. Gary Pasquarello
      - 3. Marie Starnes
      - 4. Marie Meliksetian
      - 5. Douglas Brown
      - 6. Mike Famiglietti; CM Property Management
  - b. Proof of notice – Posted August 7, 2017
- II. Reading and approval of minutes July 19, 2017
  - a. Motion to waive the reading of the minutes and approve minutes from July 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. None.
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report – July 31, 2017
    - i. Financial Report for the period ending July 31, 2017: Total Assets for the Association were \$808,977.82. Total expenses were \$57,682.82; which is \$12,568.54 over budget. Following payments made to Capital Reserves, \$ .00 and Special Projects Reserves, \$ .00. Accounts Receivable balance was \$8,345 at the end of July 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. \$ 74.41 paper products for pool
- ii.

Upon 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 pre-approve revised Rules & Regulations.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- c. Motion to approve the purchase of 3 triple parcel boxes.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVAL purchase of parcel boxes.

VIII. New Business

- a. Motion to approve fencing and access control system.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- b. Motion to approve snow plow contract.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- c. Motion to rescind the approval of previously proposed rule permitting exterior cameras on units.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to RESCIND the motion.
- d. 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.
- e. Discussion concerning plate masking camera at entrance.
- f. Discussion concerning video surveillance signage.
- g. Discussion concerning motion-activated lights.

IX. Open Session of Unit Owners

None

X. Motions from the floor

- a. Volunteer to take meeting minutes at September 20 board meeting.  
Doug Brown will take minutes.

XI. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:50pm

Next Meeting Date: September 20 at unit 2105