



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
May 18, 2016
Unit 1407**

- I. Call to order: 7:51 pm
 - a. Roll call.
 - i. In attendance
 1. Gary Pasquarello - Absent
 2. Cory Plock
 3. Marie Meliksetian - Absent
 4. Marie Starnes
 5. Lisa James
 6. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted May 10, 2016
- II. Reading and approval of minutes from April 13, 2016
 - a. Motion to waive the reading of the minutes from April 13, 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 April 13, 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 # 1706 Alyssa Burdick; island lawn is cut too short. Board will meet with landscaper on May 25th and address the issue.
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – April 30, 2016
 - i. Financial Report for the period ending April 30, 2016: Total Assets for the Association were \$664,242.58. Total expenses were \$14,958.42 under 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 \$2,765.00 at the end of April 2016.
 - ii. Differences from actual to budget on the Income and Expense summary. Interest on capital accounts.
 - iii. Motion to approve the financial report
Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.
 - b. Add to Review CMP action item report from previous meeting.
- V. Reports of Special Committees: NONE

VI. Special Orders:

- a. Motion to approve financial transactions.
 - i. \$44.97 Just Host renewal for LMA Domain names - .net/.org/.com

Motion to approve financial transactions

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 all done with exception of two

- b. Motion to amend declaration – CIOA alignment and lease restrictions
Discussion: none.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

- c. Motion to replace roofs
Discussion: Reserve study scheduled for week of May 23. Report should be done in June.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

VIII. New Business

- a. Motion to modify speed bumps by J.D. Paving
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

- b. Motion to Approve speed bump painting
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

- c. Discussion concerning results of the walk through inspection.

IX. Motions from the floor

- a. Reopen unit owner session for 15 minutes: None present.
- b. Motion to Pre-Approve Collection Policy
Upon a motion duly made, seconded and carried, the board unanimously resolved to PRE-APPROVE the motion.

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:21pm

Next Meeting Date: June 15, 2016 at unit 1603