

Lexington Mews Association Inc.
Board of Directors Meeting Minutes
September 16, 2015
Unit 1603

- I. Call to order: 7:40pm
 - a. Roll call.
 - i. In attendance
 - 1. Gary Pasquarello
 - 2. Cory Plock
 - 3. Phillip James – departed at 8:30pm
 - 4. Patrick Simmonds
 - 5. Marie Starnes
 - 6. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted September 4, 2015
- II. Reading and approval of minutes from August 25, 2015
 - a. Motion to waive the reading of the minutes from August 25, 2015.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
 - b. Motion to approve the minutes from August 25, 2015.
 - 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 – August 2015
 - i. Financial Report for the period ending August 31, 2015: Total Assets for the Association were \$556,880.53. Payments were made to Capital Reserves (\$9,000); Capital Reserves Repayment (\$0.00); Special Projects Reserve (\$1,530) and fund Operating Checking Account (\$7,245.02). Total expenses were over budget \$19,517.03. Over budget items included Insurance, General Maintenance, Landscape Improvements (tree maintenance & replacement). Accounts Receivable balance was \$4,208.25 at the end of August.
 - 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. \$ NONEUpon 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 # 1614 Summary of all costs associated with unit 1001.
- b. Discussion concerning speed reduction mechanisms
 - i. Removable rumble strips; additional quotes needed. The board reviewed permanent and removable proposals.
- c. Motion to amend declaration – CIOA alignment and lease restrictions
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- d. Motion to replace roofs
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

VIII. New Business

- a. Motion to approve draft financial statements for George Follini, CPA
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Motion to approve purchase of speed bumps
 - i. Upon a motion duly made, seconded and carried, the board resolved to APPROVE the motion.
 1. Gary Pasquarello - no
 2. Cory Plock - no
 3. Phillip James - yes
 4. Patrick Simmonds - yes
 5. Marie Starnes - yes

IX. Motions from the floor

- a. Discussion regarding the revised Maintenance Standards.

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 8:55pm

Next Meeting Date: October 21 at unit 1705