

Lexington Mews Association Inc.
Board of Directors Meeting Minutes
November 19, 2014
Unit 1603

- I. Call to order: 7:30pm
 - a. Roll call.
 - i. In attendance
 - 1. Gary Pasquarello
 - 2. Cory Plock
 - 3. Marie Starnes
 - 4. Phillip James
 - 5. Patrick Simmonds
 - 6. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted November 7, 2014
- II. Reading and approval of minutes from October 15, 2014
 - a. Motion to waive the reading of the minutes from October 15, 2014.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
 - b. Motion to approve the minutes from October 15, 2014.
 - 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 # 2203 Janice Light
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – October
 - i. Financial Report for the period ending October 31, 2014: Total Assets for the Association are \$490,339.58. Total Expenses were over budget \$16,395.04 due to higher than normal General Administrative costs, water and sewer expense (April – July) and electrical expenses. General maintenance was over budget due to pavement repairs and trim/wood replacements, landscaping improvements at 2500 building and installation of surveillance system. Special Projects Reserve (\$1,530) payment was made; Capital Reserve Contribution of (\$9,000) and Capital Reserve Repayment (\$2,531) were not made due to cash flow restraints.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.
 - i. \$ 53.04
 - ii. 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. Status for WO# 1411/1420
- b. Discussion concerning speed reduction mechanisms
 - i. Cory reached out to new signage vendor regarding camera. The technology to communicate between the sign and an external device such as Raspberry Pi is not available. Go for sign without camera, explore signs with camera (front view only); custom radar – video camera with radar equipment and data download capability.
 - ii. Speed bumps to contain traffic flow then we should go to a complex with a good implementation of the system.
 - iii. Speed humps with Belgium block table bid received. Less humps required to achieve speed reduction.
 - iv. Motion to purchase mobile Radarsign TC 400 with backup battery.

VIII. New Business

- a. Motion to approve snow removal contract – Alves
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Motion to establish a written policy concerning access to surveillance footage.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

IX. Motions from the floor

- a. Motion to approve 2015 budget.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to 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 9:23 pm