



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
March 15, 2017
Unit 1603**

- I. Call to order: 7:57pm
 - a. Roll call.
 - i. In attendance
 - 1. Gary Pasquarello
 - 2. Cory Plock
 - 3. Marie Starnes
 - 4. Marie Meliksetian
 - 5. Douglas Brown
 - 6. Mike Famiglietti of CM Property Management
 - 7. Vendal Orban of CM Property Management
 - b. Proof of notice – Posted March 6, 2017
- II. Reading and approval of minutes February 15, 2017
 - a. Motion to waive the reading of the minutes and approve minutes from February 15, 2017 with revision.
 - 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.
 - i. None:
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – February 28, 2017
 - i. Financial Report for the period ending February 28, 2017: Total Assets for the Association were \$778,605.82. Total expenses were \$36,165.20; \$18,735.08 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 \$5,220.00 at the end of February 2017.
 - 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. \$154 – CAI Memberships
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 # TBA – 2103 ice damming & 2104 gutter clog and ice forming
 - ii. WO#
- b. 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.
- c. Motion to pre-approve revised Rules & Regulations.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- d. Motion to approve proposal to chop and remove trees on the Lexington Mews/Good Shepherd Hill property line. (wood to be scattered on landscape and not removed)
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- e. Motion to approve proposal for road sealing
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

VIII. New Business

IX. Open Session of Unit Owners
Unit # _____,

X. Motions from the floor

- a. Motion to approve CPA engagement upon confirmation of terms and conditions
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Motion to approve basement systems contract for water mitigation repairs
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- c. Motion to approve Shoreline Pools contract for 2017 season
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

XI. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:23pm

Next Meeting Date: April 19 at unit 2105