



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
November 16, 2016
Unit 2105**

- I. Call to order: 7:34pm
 - a. Roll call.
 - i. In attendance
 1. Gary Pasquarello
 2. Cory Plock
 3. Marie Starnes
 4. Marie Meliksetian (Absent)
 5. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted November 5, 2016
- II. Reading and approval of minutes from October 19, 2016
 - a. Motion to waive the reading of the minutes from October 19, 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 October 19, 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.
 - i. Unit # None
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – October 31, 2016
 - i. Financial Report for the period ending October 31, 2016: Total Assets for the Association were \$749,950.12. Total expenses were \$58992.59; \$16,469.98 over budget. Following payments made to Capital Reserves, \$9,000; to Capital Reserves Repayment, \$-0- and Special Projects Reserves, \$2,172. Accounts Receivable balance was \$5,135.00 at the end of October 2016.
 - ii. 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. \$31.00 CAI Membership
- ii. \$117.75 M. Walsteder (Halloween Parade)

Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the financial transactions.

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. WO #1781 Interior ceiling repair from roof leak
 - ii. WO #1783 Approval of JD Paving estimate to repair driveway
- b. Motion to propose rule permitting exterior cameras on units
 - i. Motion TABLED.

VIII. New Business

- a. Motion to approve 2017 budget

IX. Open Session of Unit Owners

Unit # 2203; visitor parking and water down garage door; sheetrock damage.

X. Motions from the floor

XI. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 8:35pm

Next Meeting Date: Annual Unit Owner Meeting; December 13, 2016 at The Hampton Inn