

**Lexington Mews Association
Board Meeting – Open Session
February 21, 2019**

The meeting was called to order at 7:54 PM.

Present were Cory Plock (Board Member/President), Doug Brown (Secretary/Director) and Marie Starnes (Board Member/Director). Gary Pasquarello (Board Member/Vice President) was present via phone.

Marie Meliksetian was not present.

Also, in attendance was Doris DaSilva and Patrick Browne of REI Property and Asset Management.

Homeowners Open Forum:

There were no actions items for the Board or REI as a result of the Homeowners Open Forum.

Officer Reports:

There were no Officer Reports given.

Ratification of the minutes:

Marie S. made a motion to accept the Open Session Minutes from the January 17, 2019 Open Session meeting. Doug B. seconded the motion. All present voted in favor of the motion. REI to send Cory P. a PDF copy of the approved Open Session Minutes to post on the Association's website.

Fine Hearings:

Marie S. made a motion to post the fine to unit 2304 for parking violations. Doug B. seconded the motion. All present voted in favor of the motion. REI to post the \$250.00 fine and send a fine-posted letter to the unit owner

Marie S. made a motion to post the fine to unit 1908 for speeding. Doug B. seconded the motion. All present voted in favor of the motion. REI to post the \$100.00 fine and send a fine-posted letter to the unit owner

Marie S. made a motion to pass through the insurance deductible to unit 1303 for their water heater leak. Doug B. seconded the motion. All present voted in favor

of the motion. REI to post the \$2,500.00 fine and send a fine-posted letter to the unit owner

The Board decided not to post the fine to unit 2007 for not submitting their lease in time. REI to let the homeowner know that no fine is being posted.

The Board decided not to post the fine to unit 2103 for not submitting their lease in time. REI to let the homeowner know that no fine is being posted.

REI's report on follow-ups from the last board meeting:

REI to follow-up with the decks that were stained in the last batch of replaced boards. REI to do an inspection and find notification of sending Board email from DBO that work was completed.

The Board noted that they would like to move the crack sealing project to be done in April or May and then have line striping done. The handicap spaces at the pool area also need to be repainted. REI to obtain estimates.

REI to contact Sunburst and have an estimate made up for the drainage projects that they need to have done. These include a temporary fix for 2708 for the winter and then a permanent fix in the Spring, the curtain drain by the pool hill, behind the 2500 building, and the area behind the 1400-1600 buildings. The Board would like these projects priced separately so that they can approve specific sections if they do not want to approve the whole project at once.

REI to follow-up with the homeowners who haven't turned in their vehicle registration form. Fine hearing letters will be sent.

REI to ask Attorney Pilicy about case law regarding easements and if there is any way to hold Algonquin responsible for the power washing and not allow them back on the property until restitution has been made. Also that they are not allowed back on the property without written permission. REI to draft a letter to Attorney Pilicy and send to Cory for checking before sending.

Financials:

The December 31, 2018 Financials were reviewed.

The year end financial letter to homeowners was discussed. The Board decided they would like George Follini to draft the letter after the findings from the audit so that the most accurate numbers are used. REI to request Follini to draft the letter. REI to share the drafted letter with Follini so that he knows the format that the Association likes.

It was noted that Marie M. will continue to maintain the Board's financial spreadsheet.

Work Orders:

Work Order 67285 for the deck and handrail replacement was discussed. REI updated the Board that due to the weather and special ordering needed only a few handrails still needed to finish being replaced.

New Business:

The Board discussed the modification request from unit 1501. Marie S. made a motion not to approve the request. Doug B. seconded the motion. All present voted in favor. REI to notify the homeowner that the request was denied.

The Board has moved the March 21st meeting to unit 1603, the April 18th meeting to unit 2701, and the November 21st meeting to unit 2207. REI to send a letter with the updated locations to unit owners.

Claims:

There were no claims discussed.

Proposals:

Marie S. Made a motion to approve the Eco-Systems proposal. Doug B. seconded the motion. All present voted in favor. REI to draft a contract.

Marie S. Made a motion to approve the Vent-Gard proposal. Doug B. seconded the motion. All present voted in favor. REI to send a letter to unit owners.

Marie S. Made a motion to approve the Reserve Advisors proposal. Doug B. seconded the motion. All present voted in favor. REI to draft a contract.

Marie S. Made a motion to approve the Hydro-Care proposal. Doug B. seconded the motion. All present voted in favor. REI to draft a contract.

Marie S. Made a motion to approve the irrigation meter conversion proposal from Lombardi Plumbing and Heating. Doug B. seconded the motion. All present voted in favor. REI to draft a contract.

A motion to adjourn was made by Gary P. at 9:11 PM. Marie S. seconded the motion. All present voted in favor of the motion.