



**Lexington Mews Association Inc.  
Board of Directors Meeting Minutes  
January 18, 2017  
Unit 1407**

- I. Call to order: 7:46pm
  - a. Roll call.
    - i. In attendance
      1. Gary Pasquarello
      2. Cory Plock
      3. Marie Starnes
      4. Marie Meliksetian
      5. Douglas Brown
      6. Vendel Orban of CM Property Management
      7. Mike Famiglietti of CM Property Management
      8. Franklin G. Pilicy, Association Attorney
  - b. Proof of notice – Posted January 2, 2017
- II. Reading and approval of minutes December 13, 2016
  - a. Motion to waive the reading of the minutes and approve minutes from December 13, 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. Mike and Alyssa Burdick – 1706: Why are landscapers incapable of taking care of the grass on the islands? Snow removal contractor damaged grass and it should be repaired. Trash all over entrance to complex following a wind storm. What is going to be done to improve the care of our complex?
  - ii. Janice Light – 2203: Agrees that contractors need more supervision. Parking violations continue to be unaddressed. Work order for water infiltration into garage. Requests a a summary of the capital reserve accounts.
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report – December 31, 2016
    - i. Financial Report for the period ending December 31, 2016: Total Assets for the Association were \$729,008.95. Total expenses were \$39,438.72; \$26,619.97 under budget. Following payments made to Capital Reserves, \$-0-; to Capital Reserves Repayment, \$-0- and Special Projects Reserves, \$-0-. Accounts Receivable balance was \$1,735.00 at the end of December 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. Parking \$2.35

ii. CMP Gift Basket \$127.60

iii. Full Identity Card \$17.50

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 # 1800 – Mice inside unit and calking performed

ii. Wood Pecker reflectors to be installed

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.

VIII. New Business

a. Motion to Pre-Approve Revised Rules & Regulations

i. Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

b. Motion to approve proposal to remove trees on the Lexington Mews/Good Shepherd Hill property line.

Discussion ensued and agreed to obtain written agreement from Good Shepherd Hill and confirm with City of Danbury wetlands that the tree can be removed.

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

IX. Open Session of Unit Owners

Unit # None

X. Motions from the floor

i. Tag Sale dates May 20 & 21; Dumpster delivery May 20.

XI. Adjournment

Motion to adjourn

a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:50pm

Next Meeting Date: February 15 at unit 1603