



**Lexington Mews Association Inc.  
Board of Directors Meeting Minutes  
October 18, 2017  
Unit 2207**

- I. Call to order: 7:30pm
  - a. Roll call.
    - i. In attendance
      - 1. Cory Plock
      - 2. Gary Pasquarello (by phone)
      - 3. Marie Starnes
      - 4. Marie Meliksetian
      - 5. Douglas Brown
      - 6. Mike Famiglietti; CM Property Management
  - b. Proof of notice – Posted October 11, 2017
- II. Reading and approval of minutes September 20, 2017
  - a. Motion to waive the reading of the minutes and approve minutes from September 20, 2017
    - 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.
  - a. Will Tonini Unit: 1006 – Feedback on gates and cameras sent to CMP
  - b. Diane Devan, Unit 1808, Painting outside doors; CMP will do the work and bill back the unit. Security cameras on garage moldings and privacy laws have been vetted.
  - c. Jay Sirath, Unit 1807, Dryer vent cleaned, received invoice and late notice at same time. Called Mary at CMP. Mike explained the timing of the late letter was off and apologized.
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report – September 30, 2017
    - i. Financial Report for the period ending September 30, 2017: Total Assets for the Association were \$802,377.37. Total expenses were \$92,456.67; which is \$31,092.39 over budget. Following payments made to Capital Reserves, \$26,196.00 and Special Projects Reserves, \$.00. Accounts Receivable balance was \$9,593.22 at the end of September 2017. Capital reserve accounts must be funded every month in full. CM Property will notify Association if operating accounts are underfunded.
  - 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. \$ None

No motion required.

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
  - i. Unit 2104 gutter, no work order opened
  - ii. WO # 1920, unit 1105, call unit owner with update 9/20/17; Astro to repair.
  - iii. Reviewed closed WOs.
- b. Motion to pre-approve revised Rules & Regulations.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- c. Motion to approve pool fencing and access control system.  
Discussion regarding front entrance gate system ensued; the board received one comment regarding access system. Discussions will continue.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to KILL the motion.
- d. Motion to approve 2018 budget.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

VIII. New Business

- a. Motion to approve rule permitting exterior cameras on units.  
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

IX. Open Session of Unit Owners  
None

X. Motions from the floor

- a. Transfer Newtown Savings CD, \$201,000 on 11/4/17 to Everbank.  
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 10:00pm

Next Meeting Date: November 15 at unit 1603