

**Lexington Mews Association
Board Meeting – Open Session
September 20, 2018**

The meeting was called to order at 9:23 PM. Present were Cory Plock (Board Member/President), Gary Pasquarello (Board Member/ Vice President), Marie Starnes (Board Member/Secretary) and Doug Brown (Board Member/Director). Marie Meliksetian (Board Member/Treasurer) was unable to attend.

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

Homeowners Open Forum:

No homeowners attended the Open Session of the Board Meeting.

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 August 16, 2018 meeting after changing the top date to reflect when the meeting took place. Gary P. seconded the motion. All present voted in favor of the motion.

Fine Hearings:

Cory P. made a motion to waive the speeding fine for Unit 1707. Gary P. seconded the motion. All present voted in favor of the motion. REI to check if the homeowner was charged the fine by the previous management company and waive it if posted.

Marie S. made a motion to post the fine to Unit 2202 for speeding. Gary P. seconded the motion. All present voted in favor of the motion. REI to post the \$50 fine and send a fine-posted letter to the unit owner.

Gary P. made a motion to post the fine to Unit 2302 for parking in visitor parking. Doug B. seconded the motion. All present voted in favor of the motion. REI to post the \$50 fine and send a fine-posted letter to the unit owner.

Marie S. made a motion to post the fine to Unit 2707 for parking in visitor parking on September 9, 2018. Gary P. seconded the motion. All present voted in favor of the motion. REI to post the \$50 fine and send a fine-posted letter to the unit owner.

Gary P. made a motion to post the pass-through charge for the insurance deductible to unit 1301. Doug B. seconded the motion. All present voted in favor of the motion. REI to post the \$2,500.00 pass-through charge and send a charge posted letter to the unit owner.

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

Sunburst did not blow clean the mailboxes as they agreed to do. REI to follow up with Pete.

REI is to add to tickler that Bob at Vent-Guard is the preferred vendor for dryer vent cleaning that will be scheduled for the Spring and that appointments will be needed to clean them from the inside.

Marie S. will do the Fall Notices for the community.

The Board would like REI to inspect the door at Unit 1806 once it has been completed to make sure that the building was not altered.

REI to follow-up with the gutter cleaning quotes.

Financials:

REI to transfer savings out of CAB savings account into Chase savings account and close CAB savings account.

New Business:

Gary P. made note that a bird has made a nest in the street light across the driveway from him and it is a fire hazard. REI is to have Eversource issue a work order to remove it.

The Board discussed what model the storm doors might be so that residents who do not have them can order them if they want to. Cory said Diane Davin, in Unit 1808, might know the model. REI is to reach out and see if they do.

REI will request leases from all rented units and, if not provided within 10 days, of request they will be sent a fine hearing letter.

REI is to inspect the garage doors and create a list of which ones need to be painted on one of their drive through inspections.

REI to note on the tickler that the pool tiles and coping need to be power washed and cleaned in May 2019.

REI to ask DBO to power wash the white fence by Cambridge St. as part of the power washing contract.

REI is to issue a work order to have the spring on the pool gate door replaced so that the door will close on its own.

REI is to issue a work order to dispose of the table and chairs located across from the pool area but to keep the umbrella stand.

REI to add to the tickler in April to assess the pool furniture and order replacements if needed as well as order replacements for the table and chairs that were disposed of.

The Board would like for REI to ask Pete when he thinks the best time to winterize the irrigation system is.

The Board discussed the letter from Algonquin saying that they don't want to pay for the power washing as was agreed. The Board would like for REI to stay persistent that Algonquin is to pay. The Board is going to search for paperwork proving the agreement and, if they can't find any, REI is to contact CMPM for proof if not located in the files they gave to REI.

Claims:

Insurance claims were not discussed.

Proposals:

There were no proposals to discuss.

A motion to adjourn was made by Gary P. at 10:18 PM. Doug B. seconded the motion. All present voted in favor of the motion.