

Lexington Mews Association Inc.
Board of Directors Meeting Minutes
April 2, 2014 (March Meeting)
Unit 1603

- I. Call to order: 7:44pm
 - a. Roll call.
 - i. In attendance
 - 1. Gary Pasquarello
 - 2. Cory Plock
 - 3. Marie Starnes
 - 4. Phillip James
 - 5. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted March 15, 2014
- II. Reading and approval of minutes from January 20, 2014.
 - a. Motion to waive the reading of the minutes from January 20, 2014.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
 - b. Motion to approve the minutes from January 20, 2014.
 - 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.
Unit # - NONE
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report
 - i. Financial Report for the period ending February 28, 2014: Total assets for the Association are \$525,398.44. Total expenses were under budget \$19,007.33 due to January & February monthly management fees paid in January to CM Property. Contributions were made to the Capital Reserve Funds.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.
NONE
- VII. Unfinished Business and General Orders
 - a. Discussion concerning outstanding CM Property work orders.
 - i. Work Order # - New w/o for 2508 gutter repair rear of unit
 - b. Discussion concerning Lexington Court stop sign violations.
 - i. Met with Lexington Court to discuss options for violations.
 - ii. New Stop sign and 3-way sign installed on Cambridge Drive

VIII. New Business

- a. Motion to approve power washing and deck staining contract.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Discussion concerning pool opening and spring dumpster dates.
 - i. Selection of Shoreline Pools for 2014 maintenance.
 - ii. Pool opening May 15, 2014
 - iii. Spring dumpster date – May 2 – 5 two dumpsters will be available until filled and removed when full.
- c. Discussion concerning tag sale.
 - i. No community organized tag sale. Unit owners may organize individual tag/garage sales.
- d. Discussion concerning heat tape.
 - i. Obtain estimates for heat tape and gutter guards to prohibit ice damming.

IX. Motions from the floor

- a. Discussion concerning estimates to paint building trim throughout the complex including pool house.

X. Adjournment

- a. Motion to adjourn
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 8:56pm.
- b. June meeting rescheduled for Wednesday, June 11, 2014 at Unit 1705