

**Lexington Mews Association
Board Meeting – Open Session
March 19, 2020**

The meeting was called to order at 7:40 PM.

Present were Cory Plock (Board Member/President), Marie Meliksetian (Vice-President/Treasurer), Doug Brown (Secretary/Director) and Michael Chun (Board Member/Director).

Also, in attendance was Doris DaSilva and Art Stueck of REI Property and Asset Management.

The meeting was held via teleconference.

Homeowners Open Forum:

Unit 1505 attended the meeting.

Officer Reports:

There were no Officer Reports given.

Ratification of the minutes:

Cory P. made a motion to accept the Open Session Minutes from the February 20, 2020 Open Session meeting. Marie M. 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.

Warning Letters:

The warning letters were reviewed.

Fine Hearings:

Marie M. made a motion not to post the fine to unit 1905 for the visitor parking and statute above the garage violation. Doug B. seconded the motion. All present voted in favor of the motion. REI to send a letter to the homeowner and the tenant with the Board's decision.

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

REI to contact J&J Pool & Concrete Services and the other pool vendors to look at the holes at the bottom of the pool as soon as possible now that the weather has warmed up.

REI to follow-up with Marty Flynn to obtain dates to do the plumbing inspections in all the units.

REI to follow-up on the execution of the contact with Martin's Cleaning Service.

Financials:

The February 28, 2020 financials were reviewed.

Work Orders:

REI to follow-up on the work order to clean the front sign and address the wood rot.

REI to obtain bids to replace the front "Lexington Mews" sign. REI to obtain quotes for the replacement in wood (likeness material) and composite.

REI to issue a work order to walk around the property and replace any missing woodpecker reflectors. REI to note in the work order that there are extra woodpecker reflectors in the pool cabana. REI to also contact Mike C. in unit 1608 to move the location of the woodpecker in his unit.

New Business:

REI to contact Eversource regarding pole light 9317 being out.

REI to get bids to paint all the light poles including Cambridge road.

REI to follow-up with the Lease Log and send warning letters to those units who's leases have expired and send reminders to those units who leases are set to expire in the next sixty days.

REI to follow-up with the accountant, Follini, regarding the audit and 2019 Tax Returns.

REI to draft a Spring Newsletter to include a reminder for homeowners to check the smoke detector , CO2 alarms, garbage totters and update on the upcoming

projects such as the pavement project, playground material upgrade, pool opening, etcetera.

Insurance Claims:

N/A

Proposals:

Marie M. made a motion to approve the Eversource proposal for the replacement of the pole light heads. Mike C. seconded the motion. All present voted in favor of the motion. REI to notify Eversource that the Board has approved the work and to get a start date.

Doug B. made a motion to approve the Shorelines proposal for the cleaning of the pool for approximately \$6,178 for the 2020 Pool Season. Mike C. seconded the motion. All present voted in favor of the motion. REI to draft contract and provide vendor with fully executed copy.

A motion to adjourn was made by Marie M. at 8:42 PM. Mike C. seconded the motion. All present voted in favor of the motion.