

**Lexington Mews Association
Board Meeting – Open Session
July 15, 2021**

Approved Minutes

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

Present were Doug Brown (Board Member/President), Marie Starnes (Board Member/Vice President), Jay Sarath (Board Member/Treasurer), and Emmett Covello (Board Member/Secretary). Absent was Marie Meliksetian (Board Member).

Also, in attendance was Julie Aurrichio of REI Property and Asset Management.

Homeowners Forum:

An owner inquired how the board is going to address the legalization of smoking marijuana and if the board was going to designate an outside area so that it does not affect others. The board advised they will contact the attorney regarding this matter.

Ratification of the minutes:

Marie S. made a motion to accept the Open Session Minutes from the June 17, 2021, meeting. Emmett C. seconded the motion. All present voted in favor of the motion.

REI Action Items:

REI to follow up on the dryer vent cleaning program.

REI to obtain a proposal to install additional lighting at the pool. One option would be to install a sensor/solar light to be installed facing the pool. The light can be installed on either the tennis court fence or along the walkway facing the pool. The second option would be to install a larger hardwired light on the pool house.

The Board will discuss obtaining proposals from local banks on loans and having REI contact CIT.

After review of the proposals, REI will follow up with Lexington Court regarding what they will need to pay for their share of the paving project for the main road.

It was noted, the associations insurance expires 7/28/21. REI to follow up with Bouvier and Hodge regarding their proposals. Once the insurance is renewed, a notice should be sent to all owners thanking them for their cooperation and assistance in complying with the precautionary measures taken (plumbing inspection/repairs and dryer vent cleaning) to help minimize the premium increase.

REI to follow up with Shoreline Pool and having the flow gate installed

REI to follow up with Sunburst Landscaping regarding the approved work to cover tree roots. Board wants to be sure he understands that any covering should not be installed higher than the roots. Bartlett Tree had explained that the tree roots become exposed when they need oxygen.

It was noted that the column of bricks (broken side) should be replaced at Unit 2501 with a color as close as possible to the existing bricks. The bricks removed should be stored in the pool house for use in the future when just small repairs are needed at other units.

REI to review the Sunburst invoices for landscaping and snow and confirm what extra charges were paid and what exactly they were for.

Financials:

REI to review the general ledger for capital contributions and determine why the amount is equal to common fee amounts.

REI to confirm plumbing inspection invoices and the dryer vent invoices were coded to special project.

Proposals:

Emmett S. made a motion to approve the Bartlett Tree proposal of \$3,840 for tree trimming. Jay S. seconded the motion. All present voted in favor of the proposal.

REI to advise Bartlett Tree that additional trees will need to be taken down and ask if they can revise their proposal once those trees are determined and provide a winter discount.

Marie S. made a motion to approve the DBO power washing proposal in the amount of \$2,925.45. Doug B. seconded the motion. All present voted in favor of the proposal.

Board will meet to discuss the paving proposals.

REI to obtain a price from Richie Roofing to replace the skylights when he is replacing the roofs on buildings 1400, 1800, and 2200.

Resale Log:

REI to provide Marie S. with the most up to date Excel document as she wants to adjust some formulas. REI to continue to monitor the resale log.

Lease Log:

REI to continue to monitor the lease expirations.

Work Orders:

REI to continue to monitor and update the spring walkthrough report and review outstanding work orders.

New Business:

REI to obtain a proposal from EcoSystems for the contract expiring 11/30/21 and advise them that they need to monitor the grass better.

REI to confirm when the landscaping and snow contracts expire.

REI to obtain a proposal to install a lock on the gate on the back side of the tennis court.

Marie S. made a motion to adjourn the meeting at 9:23 PM. Jay S. seconded the motion. All present voted in favor of the motion.