

Lexington Mews Association Inc.
Board of Directors Meeting Minutes
May 22, 2015
Unit 1504

- I. Call to order: 8:01pm
 - a. Roll call.
 - i. In attendance
 - 1. Gary Pasquarello
 - 2. Phillip James
 - 3. Patrick Simmonds
 - 4. Marie Starnes
 - 5. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted May 12, 2015
- II. Reading and approval of minutes from April 15, 2015
 - a. Motion to waive the reading of the minutes from April 15, 2015.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
 - b. Motion to approve the minutes from April 15, 2015.
 - 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 1105 Mr. Oleshko Repair to driveway – schedule; Tree on island roots are and will continue to crack and damage the driveway including the newly paved driveway.
 - Unit 1504 Phillip James Brick columns between exterior units, when will they be repaired? Quotes for work have been received.
 - Unit 2203 Janice Light Landscaping issues – pachysandra on Cambridge (sprinkler system will address); islands lacking grass, still being used by pets. Hydrant near 3100 there's no grass growing. Who is responsible if builder hydrangeas are removed and replaced by unit owner? Unit owner is responsible to maintain planting and replace dead plants. Drainage issue for center area between buildings – there seems to be more water than usual; possibly the drain pipe is blocked.
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – April 2015
 - i. Financial Report for the period ending April 30, 2015: Total Assets for the Association were \$550,887.81. Total expenses were over budget \$415.98 due to water & sewer expense and it is anticipated that this line item will exceed this year's budget. Capital Reserve and Capital Repayment was not made for April and Special Projects Reserve contribution was made (\$3,060) for March and April.

Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.
- V. Reports of Special Committees: NONE

VI. Special Orders:

- a. Motion to approve financial transactions.
 - i. None

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. Reviewed open orders
- b. Discussion concerning speed reduction mechanisms
 - i. Check with manufacturer about relay in unit to set up camera
- c. Motion to amend declaration – CIOA alignment and lease restrictions
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- d. Discussion concerning roof replacement
 - i. Moved to Executive Session to discuss proposals
- e. Motion to approve engineering proposal regarding center island drainage
 - i. Matt Grobert, Falcon Group submit issue proposals for both projects. Board to reconsider once proposals have been issued.

Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- f. Motion to approve proposal for bus stop camera system
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
 - ii. CMP to obtain complete quotes for the bus stop system

VIII. New Business

- i. Discussion concerning areas that may be designated for pets.
- ii. Discussion concerning maintenance of rails between/end units.

IX. Motions from the floor

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:50pm

Next Meeting: June 25 @ Unit 2105