



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
November 15, 2017
Unit 1603**

- I. Call to order: 8:00pm
 - a. Roll call.
 - i. In attendance
 - 1. Cory Plock
 - 2. Gary Pasquarello
 - 3. Marie Starnes
 - 4. Marie Meliksetian
 - 5. Douglas Brown
 - 6. Mike Famiglietti; CM Property Management
 - 7. George Follini, CPA
 - b. Proof of notice – Posted November 8, 2017
- II. Reading and approval of minutes October 18, 2017
 - a. Motion to waive the reading of the minutes and approve minutes from October 18, 2017
 - 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.
 - a. None
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – October 31, 2017
 - i. Financial Report for the period ending October 31, 2017: Total Assets for the Association were \$770,445.10. Total expenses were \$93,228; which is \$50,613.72 over budget. Following payments made to Capital Reserves, \$.00 and Special Projects Reserves, \$2,172.00. Accounts Receivable balance was \$9,593.22 at the end of October 2017. Capital reserve accounts must be funded every month in full. CM Property will notify Association if operating accounts are underfunded.
 - b. CM Property action item report.
 - i. Open items addressed.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.
 - \$ 60.64 Halloween Parade
 - \$16.38 Copies of documents

Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. Reviewed closed WOs.
- b. Motion to pre-approve revised Rules & Regulations.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- c. Motion to approve 2018 budget.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

VIII. New Business

- a. Motion to approve the replacement of roof for units 1708 and 1601-5.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

IX. Open Session of Unit Owners
None

X. Motions from the floor

XI. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:30pm

Next Meeting Date: Annual Meeting, December 13, 2017, Hampton Inn, Danbury, CT.