

**Lexington Mews Association  
Board Meeting – Open Session  
August 20, 2020**

The meeting was called to order at 7:28 PM.

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

Cory Plock (Board Member/President) was unable to attend.

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 2007 – inquired about the flagpole policy. Once the board has finalized their decision about this request, all owners will be informed. REI to follow-up with the window installation that has been delayed due to Covid-19.

Unit 2201 – inquired about tree replacement near 2201. The board will be making a decision in this regard in the near future.

Unit 1505 – REI to follow-up with the modification request form for the screen door. REI to send homeowner a recommendation of an appliance vendor that she can call. REI to follow-up on the work order for the sidewalk that is uneven.

Unit 2201 – REI to send a reminder to the community to check the smoke & carbon monoxide detector batteries. We will let them know that if they need assistance in this regard, REI has workers that can assist.

**Ratification of the minutes:**

Doug B. made a motion to accept the Open Session Minutes from the July 16, 2020 Open Session meeting. Mike C. 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:**

All warning letters were reviewed.

**Fine Hearings:**

N/A

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

REI to follow-up with the Falcon group regarding the updated paving specifications and remind them that they need to add the missing speedbump in front of unit 1801 (in front of the storm drain).

REI to follow-up on window replacements for units 2007 and 2006.

REI to follow-up with HVAC vendors regarding recommendations for the water closets heating system and alarms.

REI to request that Yankee Painting paint the fence as you make a right turn onto Eaton court. The fence is near the pole and around the mushroom tree. Also, the 2<sup>nd</sup> fence that is across from this fence needs to be painted as well.

**Financials:**

The July 31, 2020 financials were reviewed.

REI to send Marie M. a GL for the Reserve Account for 2019 and 2020.

REI to send Marie M. a GL for 7510 – Maintenance and Repairs for 2020.

**Work Orders:**

N/A

**New Business:**

REI to check if the seeding of the areas where there are balding spots (dog urine areas) is part of the contract particularly near 1608.

REI to send Mike C. the landscaping contract and the matching general ledger for 2020.

REI to ask Sunburst - when they will be doing the seeding throughout the community.

REI to ask Sunburst - when was the last time that they did a soil test?

REI to check with Ecosystems - when do the sprinklers by the front entrance go on because the area is very brown, and the grass is dying?

REI to follow-up on the new sign installation with Marketritaville (Speedi Sign)

REI to obtain 3 gutter cleaning quotes for the fall.

REI to send the Board a copy of the inspection list that was conducted in the Spring 2020 along with what action has been taken.

REI to follow-up on the lease log and send warning letters to owners that have not provided a current lease.

REI to start the budget process – first draft to be presented at the September board meeting.

REI to arrange for the winterization of pool related plumbing after the pool repairs are completed by Shorelines.

### **Insurance Claims:**

N/A

### **Proposals:**

N/A

Doug B. made a motion to adjourn the meeting at 8:23. Mike C. seconded the motion. All present voted in favor of the motion.