

**Lexington Mews Association Inc.**  
**Board of Directors Meeting Minutes**  
**August 25, 2015**  
**Unit 1504**

- I. Call to order: 8:33 pm
  - a. Roll call.
    - i. In attendance
      - 1. Gary Pasquarello
      - 2. Cory Plock
      - 3. Phillip James
      - 4. Patrick Simmonds
      - 5. Marie Starnes
      - 6. Dick Famiglietti of CM Property Management
  - b. Proof of notice – Posted August 5, 2015
- II. Reading and approval of minutes from July 22, 2015
  - a. Motion to waive the reading of the minutes from July 22, 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 July 22, 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 # None
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report – July 2015
    - i. Financial Report for the period ending May 31, 2015: Total Assets for the Association were \$567,535.69. Special Settlement account (\$15,000) was distributed to catch up on Capital Reserves (\$9,000); Capital Reserves Repayment (\$2,530.91) and fund Operating Checking Account (\$3,469.09). Total expenses were over budget \$14,129.48. Over budget items included Water & Sewer Expense, Electric Expense and General Maintenance. Accounts Receivable balance was \$10,114.80 at the end of July.
    - ii. 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
  - 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 open orders: WO # NONE
- b. Discussion concerning speed reduction mechanisms
  - i. Removable rumble strips; additional quotes needed.
- c. Motion to amend declaration – CIOA alignment and lease restrictions  
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- d. Motion to replace roofs  
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- e. Motion to repair blacktop on pool roadway and parking lot  
Upon a motion duly made, seconded and carried, the board unanimously resolved to KILL the motion.

VIII. New Business

- a. Motion to approve insurance renewal
  - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

IX. Motions from the floor

None

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:41pm

Next Meeting Date Change: September 16 at unit 1603