

Lexington Mews Association Inc.
Board of Directors Meeting Minutes
April 15, 2015
Unit 1407

- I. Call to order: 7:35 pm
 - a. Roll call.
 - i. In attendance
 - 1. Gary Pasquarello
 - 2. Cory Plock
 - 3. Phillip James
 - 4. Patrick Simmonds – late arrival
 - 5. Marie Starnes
 - 6. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted April 3, 2015
- II. Reading and approval of minutes from March 18, 2015
 - a. Motion to waive the reading of the minutes from March 18, 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 March 18, 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.

None present.
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – March 2015
 - i. Financial Report for the period ending March 31, 2015: Total Assets for the Association were \$553,538.01. Total expenses were over budget \$2,831.33 due to payment of the February and March snow removal contractor invoices and ice dam removal contractors were paid. Capital Reserve partial contribution (\$8,000) was made but the Capital Reserve repayment (\$2,530.91) and Special Projects Reserve (\$1,530) payments were not made for the month of March.

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. \$28.96 Gary Pasquarello unit 2105 paint reimbursement

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. None to discuss
- b. Discussion concerning speed reduction mechanisms
 - i. Tabled
- c. Motion to amend declaration – CIOA alignment and lease restrictions

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

- d. Discussion concerning roof replacement
 - i. Will obtain bids from three roofing contractors and continue discussions.
- e. Motion to approve engineering proposal regarding center island drainage
 - i. Matt Grobert, Falcon Group to 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 TABLED the motion.

- f. Motion to revise holiday decorations rule
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to KILL the motion.
- g. Motion to approve proposal for bus stop camera system
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLED the motion.

VIII. New Business

- a. Motion to retain the Law Office of Franklin Pilicy, P.C.

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

- b. Motion to permit addition of stairs on low decks.

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

- c. Discussion concerning XFINITY proposal
 - i. No Action

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 8:35pm