

**Lexington Mews Association
Board Meeting – Open Session
November 15, 2018**

The meeting was called to order at 8:50 PM.

Present were Cory Plock (Board Member/President), Gary Pasquarello attended telephonically (Board Member/Vice President), Marie Meliksetian (Board Member/Treasurer) and Doug Brown (Board Member/Director). Marie Starnes (Board Member/Secretary) was unable to attend.

Also, in attendance was Art Stueck (telephonically) and Doris DaSilva of REI Property and Asset Management.

Homeowners Open Forum:

There were no actions items for the Board or REI as a result of the Homeowners Open Forum.

Officer Reports:

There were no Officer Reports given.

Ratification of the minutes:

Gary P. made a motion to accept the Open Session Minutes from the October 18, 2018. Doug B. seconded the motion. All present voted in favor of the motion. REI to send Cory P. a PDF copy of the Open Session Minutes to post on the Association's website.

Fine Hearings:

Gary P. made a motion to pend the pass-through hearing letter in the amount of \$2,500.00, for the insurance deductible for unit 2706 which was posted on the homeowners ledger in December 2017 until further investigation is done. Doug B. seconded the motion. All present voted in favor of the motion. REI to notify the Collection's Manager's of the Board's decision and credit the homeowner's account the \$2,500.00 as well as any late fees accumulated. Furthermore, the homeowner will be notified that while the fine has been pended and removed from his ledger, it might be reinstated at a later date once all the issues with the claim are addressed.

Gary P. made a motion to post the fine in the amount of \$50.00, for the fine hearing letter for a visitor parking violation for unit 2706 dated November 6th. Doug B. seconded the motion. All present voted in favor of the motion. REI to

send the homeowner a fine-posted letter and notify accounting to charge their ledger.

Gary P. made a motion to post the five fines in the amount of \$250.00, for the fine hearing letters for visitor parking violations for unit 2304 dated October 15th (four letters) and October 18th. Doug B. seconded the motion. All present voted in favor of the motion. REI to send the homeowner a fine-posted letter and notify accounting to charge their ledger.

Gary P. made a motion to post the two fines in the amount of \$200.00, for the fine hearing letters for speeding violations for unit 2004 dated November 6th. Doug B. seconded the motion. All present voted in favor of the motion. REI to send the homeowner a fine-posted letter and notify accounting to charge their ledger.

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

The specifications for the storm door were discussed and unfortunately Mrs. Devins did not have any information. Gary P. will look to see if he has any information regarding the storm doors.

REI will revise the proposed 2019 Budget and will send to the Board to vote electronically.

The email blast sent to all homeowners to confirm their email addresses was discussed, REI to resend email with a new email address because the one used was a non-reply address and homeowners could confuse the email with spam and not respond.

REI to send the Annual Owner's Meeting Notice along with the Bio's for the candidates.

Cory P. will send to REI the previous Annual Owner's Meeting Agenda and the 'State of Mews' to include with the Annual Owner's Meeting Notice.

Gary P. made a motion to reimburse unit 2701 for the cost of the plywood replacement in his unit that was part of a claim back in March 2018. Doug B. seconded the motion. All present voted in favor of the motion. REI to send unit 2701 a check in the amount of \$600.

Financials:

The September 30, 2018 Financials were reviewed.

REI to review the Reserve Transfers made to the Chase Savings to make sure they are in sync with the financials.

REI will run a GL Report for the Reserve Account for the December Annual Owner's Meeting.

REI to notify accounting not to cut the Reserve Transfer check if there are no funds in the account. REI will void the Reserve transfer check at the end of the month if there are no funds to cover the check.

Work Orders:

The Open Work order report was reviewed.

REI to follow-up with the work order for unit 2207 for the siding and garage area repairs.

New Business:

REI to schedule an onsite meeting with Sunburst and Art to investigate the drainage issue on the hill by the pool area.

REI to contact attorney Pilicy regarding the Algonquin Gas power washing reimbursement if they fail to respond.

REI to contact Sunburst to obtain a price for removing the Christmas Trees and compare it with the price provided by Winter's Brothers. The Board will determine which vendor to use and REI will notify the homeowners of the pick-up dates.

REI to include the 2019 Meeting dates in the post Annual meeting Notice. The location of the meeting will be as follows: 2105, 1603, 2701, 2207 and 1407 and rotate accordingly.

The Board will do an inspection of all the decks and will provide REI with a list of any deficiencies found that must be addressed by DBO.

Several of the CD's are set to expire within the next two-three months. Marie M. will forward to the Board the rates and will renew the CD. Marie M. will inform REI of the renewals.

Claims:

Gary P. made a motion to post the pass-through hearing letter in the amount of \$2,500.00, for the insurance deductible for unit 1106. Doug B. seconded the motion. All present voted in favor of the motion. REI to send the homeowner a pass-through posted letter and notify accounting to charge their ledger.

Gary P. made a motion to post the pass-through hearing letter in the amount of \$2,500.00, for the insurance deductible for unit 1806. Doug B. seconded the motion. All present voted in favor of the motion. REI to send the homeowner a pass-through posted letter and notify accounting to charge their ledger.

Proposals:

There were no proposals to approve.

A motion to adjourn was made by Cory P. at 10:06 PM. Marie M. seconded the motion. All present voted in favor of the motion.