

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

The meeting was called to order at 7:34 PM.

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

Cory Plock (Board Member/President) was absent.

Also, in attendance was Doris DaSilva and CJ Arconti of REI Property and Asset Management.

Homeowners Open Forum:

No homeowners attended the meeting.

Officer Reports:

There were no Officer Reports given.

Ratification of the minutes:

Doug B. made a motion to accept the Open Session Minutes from the January 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:

The warning letters were reviewed.

Fine Hearings:

There were no fine hearings held.

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

REI to note on the tickler for the Spring to follow-up with J&J Pool & Concrete Services and have them inspect the pool and provide a quote to address the holes at the bottom of the pool before the pool opens again in 2020. REI to check with Sterling Woods pool surface repair vendor and Nejame and Sons for quotes.

REI to follow-up with Oakridge because they are putting the recycling and regular household garbage in the same truck. REI to follow-up with the appointment to visit the facilities, preferably Tuesdays or Wednesdays.

REI to follow-up with Eversource regarding the light poles that are out, work order #3371272, #3385136 and #3385137.

REI to contact BMS regarding siding behind 1004 thrown all over the back of the building.

REI to follow-up with Marty Flynn to obtain dates to do the plumbing inspections in all the units.

REI to follow-up on the execution of the contact with Martin's Cleaning Service.

Financials:

REI to provide the December 31, 2019 financials once completed.

Work Orders:

REI to follow-up on the dip stick test results.

REI to follow-up on the work order for the contractor to look at the drain at the bottom of the pool that seems to be clogged.

REI to follow-up on the work order for the cracked sidewalk in front of units 1201 and 1006. REI to patch the area to minimize any tripping hazards.

New Business:

REI to contact Bouvier Insurance and Johnson Steven Curran to do a presentation to the Board on what services they offer to the association as an insurance broker.

Doug B. made a motion to post the fine to Unit 1502 for the roll off dumpster and moving truck. Marie M. seconded the motion. Mike C. abstained from voting. All others voted in favor of the motion. REI to post the fine and inform the homeowner.

Doug B. made a motion to post the passthrough charge to Unit 2105 for the dryer vent cleaning. Marie M. seconded the motion. All others voted in favor of the motion. REI to post the charge and inform the homeowner.

Doug B. made a motion to post the passthrough charge to Unit 1204 for the dryer vent cleaning. Marie M. seconded the motion. All others voted in favor of the motion. REI to post the charge and inform the homeowner.

REI to add the model next to the unit number in the Resale Log.

REI to follow-up with the Lease Log and send warning letters to those units who's leases have expired and send reminders to those units who leases are set to expire in the next sixty days.

REI to follow-up with the accountant, Follini, regarding the audit and 2019 Tax Returns.

REI to draft a Spring Newsletter to include a reminder for homeowners to check the smoke detector and CO2 alarms.

REI to check with production department regarding 1704's email receipts.

Doug B. made a motion to approve the Maintenance Standards as sent to the community for notice and comment. Mike C. seconded the motion. All present voted in favor of the motion. REI to send the approved and ratified Maintenance Standards to the homeowners.

Insurance Claims:

N/A

Proposals:

REI to follow-up with Eversource regarding their proposal for the new lights. The Board would like to know what the options for the poles are since the color will not match the new fixture heads. Can they be painted, if so, who will be responsible for the cost?

A motion to adjourn was made by Doug B. at 8:28 PM. Mike C. seconded the motion. All present voted in favor of the motion.