

**Lexington Mews Association  
Board Meeting – Open Session  
March 18, 2021**

**Approved Minutes**

The meeting was held via teleconference and called to order at 7:32 PM.

Present were Cory Plock (Board Member/President), Doug Brown (Board Member/Secretary), Emmett Covello (Board Member), Jay Sarath (Board Member) and Marie Starnes (Owner). Absent was Marie Meliksetian (Board Member/Vice-President/Treasurer).

Also, in attendance was Art Stueck and Julie Aurricchio of REI Property and Asset Management.

**Ratification of the minutes:**

Doug B. made a motion to accept the Open Session Minutes from the February 18, 2021 meeting. Emmett 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.

**REI Action Items:**

REI to follow up on the outstanding plumbing inspections and/or repairs needed. The owners will be reminded that that if not completed by March 31, 2021 they will be sent a fine hearing. The owners will also be reminded that they must conform with the associations maintenance standards and will be responsible for the deductible and/or costs should a leak occur.

After March 31<sup>st</sup>, REI will send fine hearing notices to the owners who have complied with the plumbing inspections and/or repairs.

REI to follow up on billing back Unit 2003 for the siding repairs needed from the removal of two security cameras.

REI to advise all owners that it is time for the dryer vent cleaning program. Owners will be advised to contact VentGard directly and arrange an appointment. All vents must be cleaned before March 30<sup>th</sup>, 2021. All units will be charged for the cleaning and the association will pay VentGard.

REI to follow up with George Follini regarding the completion of the associations audit and tax returns.

It was noted that Falcon Group has requesting proposals for the paving project and they were due 3/19/21. REI to follow up with Falcon Group and provide the proposals to the board.

Upon receipt of the paving project proposals, the Board will discuss obtaining proposals from local banks on loans and having REI contact CIT.

Upon receipt of the proposals, REI will follow up with Lexington Court regarding what they will need to pay for their share of the paving project for the main road.

REI to advise owners of the spring roll off dumpster scheduled for April 17<sup>th</sup>. It is scheduled for drop off around 7:00 AM and pick up around 1:00 PM. REI to trigger a work order for someone to monitor the dumpster.

REI to prepare a spring newsletter. Topics to be included: Refuse reminders and effected pickup days due to holidays, reminder about checking batteries in smoke/carbon monoxide detectors, spring roll-off dumpster, turn on spigots, pool update, tennis court update.

REI to follow up with RGR and having the crack repaired in the tennis court. Upon completion of the repairs, it will be determined when the tennis net will be put up.

REI to follow up with Sunburst and seeding behind Unit 2902.

REI to follow up with Amtech and checking the treatment for carpenter ants.

REI to obtain a price from Dave Osborne to power-wash the fences along the main entrance road and behind the sign that indicated the location of units, the pool house, the mailbox stations and spot power-washing as needed at all units' front/back.

The spring walkthrough will be done on Saturday, April 24<sup>th</sup>. During the spring walkthrough, the following items will be looked at:

- It will be determined what garage doors need to be painted.
- All stairs and walkways will be looked at.
- Confirm if there are any remaining curbing damages from the snow plowing services that were not repaired yet.
- Review the area around the front door of Unit 2502 –owner says paint missing as a result of last power-washing.

REI to arrange to turn the water on for the pool and bathrooms in late April and for the pool chairs and tables to be power-washed.

REI to provide the board and Marie S. with Sunburst proposal for overseeding the front entrance between the Forsythia and sidewalk, and both corners across from 1106 area.

REI to follow up with the Units whose front doors did not get painted in the fall of 2020.

REI to contact Sunburst and confirm if there would be a cost difference if he used a better-quality mulch and a darker color. REI will provide him the REI specification on mulch.

REI to confirm with Sunburst that they will be doing the grub control treatment.

REI to obtain pricing for new pool tags for all owners.

Jay S. made a motion to post the \$25 fine to any unit a fine hearing notice that has not provided a lease copy yet. Emmett C. seconded the motion. All present voted in favor of the motion.

REI request Richie Roofing evaluate the roof at Unit 1407 (and entire building) and advise his opinion on if repairs should be made or if the roof needs to be replaced.

### **Financials:**

The February 28, 2021 financials were reviewed.

### **Proposals:**

Doug B. made a motion to accept the Shoreline proposal for pool maintenance in 2021. Emmett C. seconded the motion. All present voted in favor of the motion. REI to follow up on executing a contract.

The Tick Ranger proposal was reviewed. REI to confirm when treatment needs to be done and as for a revised proposal for just the permitter of the association and/or just around the pool and playground area. REI will also inquire with the vendor if the product used is harmful for dogs and or people.

Jay S. made a motion to accept the VentGard proposal for dryer vent cleaning at the following rates: \$90.39 for upstairs Units that vent to the roof; \$55.00 for upstairs units with short vents; \$90.39 for downstairs units. Emmett C. seconded the motion. All present voted in favor of the motion.

### **Lease Log:**

REI to follow up on obtaining any missing leases.

**Work Orders:**

The work order report was reviewed and there were no at this time.

**New Business:**

REI to follow up with Unit 1304 to confirm we have a proper mailing address for the Unit owner and that they provide the modification request for the security camera installed over their garage and the ring doorbell camera.

REI to look into pricing for a company who can manage pools and the guidelines that will need to be followed.

The board will discuss doing a survey regarding the pool when the guidelines that need to be followed are confirmed.

Cory Plock and Marie Meliksetian are authorized signers for Lexington Mews Association. Jay S. made a motion to have Doug Brown also become an authorized signer for Lexington Mews Association accounts with Newtown Savings Bank and CIT Bank. Emmett C. seconded the motion. All present voted in favor of the motion.

**Homeowner forum:**

There were no homeowner requests to speak.

Emmett C. made a motion to adjourn the meeting at 9:05 PM. Doug B. seconded the motion. All present voted in favor of the motion.