

LEXINGTON CONDO HOMES ASSOCIATION - ZOOM BOARD MEETING-APRIL 22, 2020

LOCATION: At home

CALL TO ORDER: By the President

TIME: 1:10 pm

ATTENDANCE

BOARD OF DIRECTORS

Laura Keller - President. Scott Corcoran - Vice President Marilyn Campbell - Treasurer
Andrea Farris - Secretary Nancy Kossak
JOHN P. CARROLL CO.(JPC) - Assn. Mgr. Jay Carroll

APPROVAL OF AGENDA - Without Objection, Approved

APPROVAL OF MINUTES - From February 5 Meeting, Without Objection, Approved

COMMITTEE REPORTS

- A. CLUBHOUSE (Nancy Kossak) – 1 Rental, 2 future Rentals, cancelled due to social distancing guidelines, deposits returned. Purchased and installed new heating and cooling units in clubhouse to replace original units.
- B. POOL (Sue & Dan Barnes) –Due to the current Covid-19 restrictions, the date of the pool opening will be determined by the state's restrictions to and guidelines. Pristine Pool, however, will proceed with the routine spring maintenance and pool prep.
- C. BUILDING S / GROUNDS (Marilyn Campbell) - Michigan Construction to bill for garage block completed. Will resume block work when permitted by the state.
- D. RANDOLPH CREEK/POND - Aerator in clubhouse storage, non-essential business so waiting for install to be permitted by the state.
- E. LANDSCAPING / BEAUTIFICATION (Nancy)- Serene Lawncare submitted bid for drainage behind Bldg.C, it has improved but will be addressed, awaiting another bid. Discussed drainage issues behind Buildings D & N.
- F. Commons (A. Farris)-April Meeting held on Zoom. Approved 2020 budget.
- G. WELCOMING - In need of a new chairperson. A need to develop a new informational packet. Also give each new resident a directory.
- H. BY LAWS - No report
- I. SIDING (Board) - No report.
- J. WEB SITE (Andrea Farris) – community photos added as well as info regarding the pool situation
- F. COMMUNITY / GOV'T RELATIONS - necessary to contact the city of Northville to fill potholes on Lexington

FINANCIAL REPORT (OPERATING STATEMENT) FOR THE PERIOD

A. MANAGEMENT – Total Assets for March 2020 - \$356,013.25 Accounts Payable - \$26,473.88

B. TREASURER – Reviewed all expenses in terms of accuracy and account allocation.

Balance sheet and Income Statement - Motion to accept February by Marilyn, seconded by Nancy. Approved. Motion to accept March by Marilyn, seconded by Andrea. Approved

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MANAGEMENT REPORT

- 63 MR's processed year to date.
- 13 MR's received during the month.
- Utility Spreadsheets - water bills

UNFINISHED BUSINESS

- A. Asphalt roadway review. The Contractor's consensus is that roads are good for 5-8 years with ongoing maintenance. Will look over again when quarantine lifts to mark areas and select specific patch areas, estimates around \$25000.
- B. Tree Bond-The Tree Bond money was received from the city of Northville.
- C. Garage Block- Michigan Construction completed top prioritized repairs, still several more to units on list.

Next on schedule:

1074 Washington	Marilyn Campbell
1118 Washington	Matt Stoddard
926 Williamsburg	Ray & Laurie Rodriquez
822 Revere	Karena Ambris

- D. Pump Room Doors-Awarded to Commercial Door Specialties, \$2423.50. Motion to approve by Laura, seconded by Marilyn, approved. To pay 50% to CDS now, 50% upon completion of installation.
- E. Building N stamped patio repairs. Bids in process to repair deteriorated areas, clean/caulk drains, seal concrete surfaces.
 - Amberjack Concrete - \$300 power wash/\$1.50 square ft for 2 coats sealer
 - Michigan Construction
 - Qualified Construction
- F. Siding/Painting - ProBuilt Construction to consult
- G. Clubhouse cameras - tabled from previous meetings

NEW BUSINESS

- A. Annual Meeting - Date set for May 27, 2020 at 7pm. The meeting will be on Zoom due to restrictions on public gatherings
- B. Contract approvals - motion to approve lawn service (Serene) Laura/Marilyn, approved. Motion to approve fertilization (Wagenschutz) Laura/Andrea, approved.
 - Serene Landscaping \$28,390 + mulch \$2,500 (2020 lawn service)
 - Wagenschutz \$3,950 (2020 fertilization with grub control)
- C. Spring Walk Through - Set for Thursday, May 14 at 10am
- D. Insurance Renewal - Premium decreased by \$481 - under budget by \$30,024. Motion to approve Farmers Insurance by Laura seconded by Marilyn. Approved.
- E. Pool Opening - TBD by state distancing guidelines
- F. Sales - Unit pending last 60 days
 - 1060 Bristol Kannan Mary Pokryfki
 - 1114 Washington Keeton Mary Salmon
 - 882 Yorktown Lazaro Sahiti Cukkapalli
- G. Contracts and signatures - Tabled from previous meeting
- H. Garage Door Bids
 - Received from Tarnow
 - Mikes Door Service RW Door Manufacturer 9x7 - \$1,021.29 16x7 - \$2,190.63
 - Safeway Manufacturer 9x7 - \$1,604.84 16x7 - \$2,365.48
 - Suburban Door Horman Timberlast 9x7 - \$839 16x7 - \$1,226 8x7 - \$806
- I. Service Log - Contractors not going out due to quarantine. Letter regarding \$35 dryer vent cleaning to go out. Co-owners to prepay for vent cleaning or if decline show proof work has been done.

NEXT MEETING/ADJOURNMENT

- A. Next meeting will be the Annual Meeting in house on Wednesday, May 27, 2020 via Zoom at 7:00pm. Meeting adjourned at 3:05pm without objection.

Submitted by **Andrea Farris, Secretary**