

DRAFT
LEXINGTON CONDO HOMES ASSOCIATION - BOARD MEETING - AUGUST 23,2017

LOCATION: CLUBHOUSE

CALL TO ORDER: By the President

TIME: 5:05pm

ATTENDANCE

BOARD OF DIRECTORS

Laura Keller -President. Carolyn Mooney - Vice President /Vice President Karen Hasenstab - Treasurer

Nancy Kossak Deborah Fedorko Ron Lazaro

ABSENT: Tom Boschma

JOHN P. CARROLL & CO.(JPC) - . Assn. Mgr. Jay Carroll

CO-OWNERS: Sue Oliver Bruce Kaufman Andrea Farris Richard Curp Gloria Martin

1. OPEN FORUM [C] Comments [R] Reply

Gloria Martin[C] Requests info on completion of garage block wall along sidewalk [R] from L Keller there are a few minor items that need completion on the project before finishing

2. APPROVAL OF AGENDA

Without Objection, Approved

3. APPROVAL OF MINUTES for July 26, 2017

Without Objection, Approved

4. COMMITTEE REPORTS

A. CLUBHOUSE (Nancy Kossak) – The tall flowering shrubs in front of the clubhouse have been removed.

B. POOL (open) – teenager intruders in the pool during the night, police were called and responded...if they are residents pool privileges will be suspended for remainder of the year.

- Pristine Pool contacted regarding lax cleaning of pool area and early hour of cleaning time, company to make a personnel change which will include a later cleaning time.

C. BUILDING S / GROUNDS (Laura Keller) – During painting of clubhouse it was noted that railing of balcony on clubhouse is shaky and in need of replacement, bid received for \$3,500 to replace rail with cedron/aluminum composite ...work is out for another bid

D. LANDSCAPING / BEAUTIFICATION (Deborah Fedorko) - Bid from Serene Landscaping for \$2007 to rehab landscape from irrigation line installation (to begin in spring) and to rehab hosta area along Lexington Ave motion to accept bid by L Keller/2nd D Ferdorko

E. COMMONS (Andrea Farris) – no report – asked about condition of trees in the north commons park area which appear to be very dry [R] will speak with Commons board

F. COMMUNITY / GOV'T RELATIONS (open) – no report

G. WELCOMING (Karen Hasenstab) – one (1) new resident has been visited

H. BYLAWS / POLICIES ((Raymond Rodriquez) -no report

I. PETS (Neil. Manley) – one (1) new dog...no other info

J. SOCIAL ACTIVITIES (open) Pool party was a success with approx 30-35 people attending. The weather was great and music was provided by Brad Dase.

K. WEB SITE (Karen Hasenstab) – Website was down 7/29 but back up on 8/04...there is a new plan for domain transfer that will require a wait of 60 days and then the domain can be transferred to Weebly.

L. BYLAWS REVISION – Discussion planned after Board meeting adjourned

5. FINANCIAL REPORT (OPERATING STATEMENT) FOR THE PERIOD through July 31, 2017

A. MANAGEMENT –

Accounts receivable from members was \$2,862. Reserves stood at \$341,538.00.
Operating equity was \$335,292.00. For the YTD, operating expenses are \$22,024 over budget.

As of July 31st seven units are on the delinquent report for a total of \$3,234.70. Two units are delinquent in payments for over 30 days.

B. TREASURER – Reviewed all expenses in terms of accuracy and account allocation.
Without Objection, Approved.

6. MANAGEMENT REPORT

MAINTENANCE – The report YTD through July 31, 2017 reflects the following:
Received this month- 19, Completed YTD- 118 , Open – 35 plus 1 from prior year.

7. UNFINISHED BUSINESS

A. Building N – 898 Yorktown – Patio leak into garage and stair replacement
Trim work needs to be completed Bid from Bruttell for \$975 for trim work/ice barrier with upgrade to use of Boral materials Motion by L Keller/2nd K Hasenstab approved

B. Building J retaining wall -
City of Northville is aware of our concerns regarding potential collapse of the retaining wall. Pictures, survey copy and concerns given to Northville Building Dept. Trying to set up meeting with North Lexington Board to discuss plan.

C. Pool Caulking bid – Bid previously approved, to meet with Dave from Pristine Pool to assess coping tile before work is done.

D. Bristol Sinkhole repair- JP Carroll has received insurance information from subcontractor and is working to submit claim.

E. Dryer Vent Cleaning – Vent cleaning is scheduled for September 26th , a notice and opt out form was mailed to all co owners

F. 824 Revere- Radon Remediation- Co owner has decided not to proceed at this time..

G. Sump Pump Inspection- to be completed late summer/late fall JP Carroll to contact Al Nunn to perform work

8. NEW BUSINESS

A. Moving Checking Account- Discussion of variety of banks that offer banking services to Condo Associations and details of switching banks. More info to be gathered and discussed at next meeting.

B. Spring Walk Through Bids – Whittling down list of repairs for tuck pointing and cement before awarding contract...limestone caps to be taken off Nunn bid from last month.

9. TRACKING ITEMS

JP Carroll to have pool phone turned off for season

10. NEXT MEETING & ADJOURNMENT

Next meeting to be held at 5:00pm on September 27, 2017 at the Clubhouse.
Without Objection, Meeting adjourned at 6:40 pm

Submitted by *Carolyn Mooney* Secretary