

November 19, 2019

BUDGET MEETING

PRESENT: Terry Hennessy, Tony Bartholomew, Virginia Lavish, Marc Goldberg, Kevin Sullivan, Tim Haas (via phone) and Maureen Dore

Terry made a motion to approve the minutes of September 17, seconded by Tony, all in favor.. Motion carried

Terry explained the reason for our insurance to be increased by quite a bit.. Some of it is due to the fact that roofs might need to be replaced soon since they are aging. The increase was about \$20,000. Our broker was asked look at the policy and see if there is something we can do to reduce it. She said she would do that and get back to us.

Terry addressed the new budget for 2020 which will include an increase of \$25 for the monthly maintenance fees from \$325 to \$350 which will help offset the \$90,000 shortfall in the budget which will help balance it for 2020.

It was also explained that due to the aging of the trash enclosure doors we will replace 3 at a time, starting with the worst ones at a total cost of \$46,500 for all 9. This is a reserve item at about \$15,000 each.. Terry made a motion to accept Stuart Fencing to replace all 9 trash enclosures, doing 3 at a time. Seconded by Virginia, all in favor.. Motion carried.

Terry then made a motion to adopt the budget that was put together on October 22, 2019. Tony seconded the motion. All in favor, motion carried.

A discussion ensued regarding the pool hours which are dawn to dusk. He would like set hours so that people can use the pool after work. Not sure there is adequate lighting for later hours. Kevin contacted Smith Lighting to look into the legality of the lighting and signs to be put up stating Pool hours, that being open one half hour before sunrise and one half hour after dusk. Kevin made a motion to accept Smith's proposal with the lighting as is, with the possibility of upgrading our lighting if necessary after an inspection. Might need further input from our insurance provider as well. Terry stated that we have to look further into this as to whether or not we actually can increase the hours per board approval, but even more important, any changes to the common area regarding lighting to meet the state mandate for night time swimming would have to go out to the owners for a vote. Kevin continued to question the term Dawn to Dusk. It was explained that we are following the rules legally right now. Terry said he would check with the attorney before any decisions are made. But also it could increase our liability if done before getting legal advice. Most of the board is not in favor of extending the hours at this time. Tim made a motion to table this until get more information from our attorney. Terry seconded the motion .. all in favor .. motion carried.

Tony's report, nothing has changed so far.. the earliest roll over will be in January. He will check again then and see if we need to do anything.. The first one will be January 30th, 2020.

Virginia's report, only that she certified the mailings for the annual meeting.

Terry asked the owners if there was anyone that would be able to volunteer some time to help with the Violation committee.

A discussion ensued regarding 3 breaker boxes.. Maureen said that she was working on getting quotes to have them repaired.

Terry made a motion to adjourn the meeting at 10:20 am.. seconded by Tony, motion carried... meeting adjourned.

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ORGANIZATIONAL MEETING

Terry made a motion to begin the meeting at 10:21 am and vote on Director positions.

Virginia made a motion to keep the Board as is with Terry Hennessy as President, Tim Haas as Vice President, Tony Bartholomew as Treasurer, Virginia Lavish as Secretary, and Marc Goldberg as Director.. Tim made a further motion to have Marc as Vice President since he is in the community more than Tim as present. Marc accepted, Terry seconded the motion.. All in favor. The 2020 Board for Lexington Lakes was settled.

Terry made a motion at 10:23 to adjourn the meeting, seconded by Tony .. all in favor.