

**Lexington Lakes Condominium Association, Inc,
3101 SE Lexington Lakes Drive
Stuart, FL 34994
772-781-4102**

Monday, February 7, 2022
Board of Directors Organizational Meeting
And
Board of Directors January Meeting
Minutes

Present:	Terry Hennessey	President
	Marc Goldberg	Vice President
	Tim Haas	Vice President
	Tony Bartholomew	Treasurer
	Marion Jones	Director

Quorum established

Organizational Meeting:

Called to Order by Terry Hennessey at 11:05 AM

Officers for 2022 are as follows:

Terry Hennessey	President
Marc Goldberg	Vice President
Tim Haas	Vice President
Tony Bartholomew	Treasurer
Marion Jones	Secretary

Meeting adjourned 11:05

Board Meeting:

Called to Order by Terry Hennessey at 11:10 AM

Terry Hennessey, President:

Thanked Ginny Lavish for 10 years' service on the board.
Introduced new Board member, Marion Jones.
Introduced Brittany the new property manager from Coastal Property Management.
Brittany will be on site Monday through Friday from 8am to 12noon.

Tony Bartholomew, Treasurer's Report:

CD at South State Bank is due to renew on February 19, 2022. Tim Haas, Vice President, has researched moving these funds to Treasury Notes that are now paying .54 for 5-year note. Tim and Tony will work together on an analysis.

Terry Hennessey. President's Report:

2021 Budget performance:

The actual 2021 operating budget (exclusive of Insurance) exceeded the proposed budget by only \$1,000.00.

Barcode reader:

The barcode reader cannot be repaired. Bartlett Brothers submitted a proposal to replace the outdated technology with an RFID system alleviating the issues with the current system. The cost to replace the system with the RFID is \$4,025.00 plus the cost of the tags.

Tim Haas made the motion to approve the contact; Marc Goldberg seconded. All approved.

Installation to start immediately and may take up to 4 weeks

This does not include the cost of replacing the call box. If it is found that the board is bad on the call box, replacement will be discussed at that time.

Playground Equipment:

The equipment needs to be replaced. Brittany has been asked to get three (3) proposals. Permitting and approval are needed from City of Stuart. This is a reserve item.

Tim Haas, Vice President, Landscaping:

Tim Haas, along with Terry Hennessey and Bright View Landscaping have identified areas that need attention. Ten 10 work orders have been submitted to Bright View. 2803 and 2805 Birmingham, landscaping overgrown and could be cut back and driveway space expanded as these are 3-bedroom units without the 3rd parking space. This to be reviewed. Palm trees to be trimmed in April. Oak trees are trimmed once every year or 2 years if possible.

New Business:

Manholes:

City of Stuart has identified 8 manholes need to be repaired within 45 days. Cost to repair is \$54,000. This is a reserve item.

Electrical Repairs:

The board has been seeking an electrician replace the street and garage lights as well as other electrical repairs. Brittany has been asked to use resources available to Coastal Property Management to find an electrician.

Lake Doctor to repair/replace the pump for the north lake.

Next meeting Scheduled: Tuesday, March 15, 2022, at 5:30 pm.

Owners Comments:

- Questioning pickup trucks
- Question on opening back gate for ingress
- Dumpsters
- Possibility of Neighborhood Watch
- Request from Terry Hennessey for committee members

Meeting adjourned: 12:45 pm.