

Lexington Lakes Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
JANUARY 30, 2023,
APPROVED MINUTES

Call to Order: Howard Rosenkranz called the meeting to order at 6:30 p.m.

Quorum: A quorum was established with the following Board members. Marc Goldberg, Marion Jones, and Linnea Sheets.

The residents were notified that Terry Hennessey and Tim Hass had resigned from the board.

Management Present: Howard Rosenkranz LCAM and Jim Schmidt LCAM from Reef Property Management.

Residents Present: 64 signed in

Managers' Report: Jim Schmidt LCAM gave a report (attached) of projects that had been completed, were in process and planned for the near future.

Old Business: None

New Business:

Guest Pass and Parking Policy: Board discussed adopting the following policy.

Guest parking will be enforced 10:30 p.m. to 8:30 a.m.

Each unit will be issued a red numbered "unit" guest pass.

Unit guest passes are valid for up to 72 hours.

Unit guest passes may only be used 30 times on any vehicle.

Unit guest passes are for overnight guests or for use during the weekend till the office opens on Monday.

Guests staying longer than 3 days will be issued a Yellow extended guest parking permit by the Property Manager during office hours.

Unit guest parking permits must be visible hanging from the rear-view mirror.

Extended guest parking permits must be visible on the dashboard.

Residents expressed concern over only one pass being issued, board discussed revisiting that issue if necessary in the future.

Motion: Linnea Sheets made a motion, seconded by Marc Goldberg to adopt the policy.

Motion Passed 3/0

Appointment of City Booting: Tabled

Clubhouse Hours and Access: Board discussed the issue of the clubhouse closing at five o'clock versus being open until eight o'clock when there was a security guard. Property manager researched a multi-function lock which could be locked remotely or with a code. Cost for two locks and a Wi-Fi bridge is \$250.00. Clubhouse hours will be 9:00 a.m. to 8:00 p.m.

Motion: Linnea Sheets made a motion, seconded by Marion Jones to purchase the locks.
Motion Passed 3/0

Cameras for Clubhouse: Board reviewed an estimate from Bartlett Brothers for \$1600.00 to install two cameras facing the parking lot at the clubhouse and one camera inside the clubhouse.

Motion: Marc Goldberg made a motion, seconded by Marion Jones to approve the cameras.
Motion Passed 3/0

Easter Egg Hunt: Property Manager discussed with the board having an easter egg hunt on April 1st. The event would be put on at no cost to the association by Reef property Services and vendors. The easter Bunny will make an appearance.

Date of Next board Meeting: The next meeting will be Tuesday February 21st at 6:00 p.m.

Adjournment: There being no further business.

Motion: At 6:49 p.m. Marc Goldberg made a motion, seconded by Marion Jones to adjourn.
Motion Passed 3/0