

**Lexington Lakes Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**February 21, 2023,**  
**APPROVED MINUTES**

**Call to Order:** Jim Schmidt LCAM called the meeting to order at 6:00 p.m.

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

**Management Present:** Jim Schmidt LCAM from Reef Property Management.

**Residents Present:** 64 signed in

**Appointment of New Board Members:** Marc Goldberg proposed Bruce McCaroll and Karen Morrow be appointed to the Board.

**Motion:** Linnea Sheets made a motion, seconded by Marion Jones, to appoint them.

**Motion Passed 3/0**

**Approval of Previous Minutes:** The minutes of the 10/18/22, 11/15/22, 12/7/22, 12/27/22 were sent to the board for review.

**Motion:** Linnea Sheets made a motion, seconded by Marc Goldberg, to approve the minutes.

**Motion Passed 4/0**

**Old Business:**

**Clarification of Guest Parking Policy:** Property Manager discussed the differences between the Reusable Red Pass which will be good for up to 72 hours which will be issued to the residents and the Yellow Guest Pass issued by the office. Guest parking will be enforced in the designated guest parking areas. The board reserves the right will either booting or towing for enforcement.

**Insurance Renewal / Insurance Committee:** Marc Goldberg spoke about the upcoming renewal on May 15<sup>th</sup>. He explained the board had done its best to estimate the renewal costs because the exact cost was not known in December. The board will seek bids and do everything possible to keep the costs down as low as possible. The Property Manager has already scheduled two companies to come and make presentations. Any residents interested in serving on an Insurance Committee were asked to submit information sheets to the office.

**New Business:**

**Conversion of Remaining Street Lights to LED:** The Board reviewed proposals from AB Power and Forward Electric to convert the remaining 18 street lights to LED and replace 2 lights that were out. Install a flat Panel Fixture at the entrance to replace a broken Halogen fixture. and replace a broken pole on Birmingham Drive. The funds would come out of the reserves.

**Motion:** Linnea Sheets made a motion, seconded by Karen Morrow to use AB Power.

**Motion Passed 4/0**

**Resident Parking Decals:** The Board had the property Manager explain the decals and give an overview of the program. Residents would be issued a sticker to identify them as approved residents. Stickers would be put on by the Property Manager on the upper left side of the rear window.

**Finance Committee:** Marc Goldberg spoke about the need to get a clear picture of the association's finances. Gerry Pelletier volunteered to chair the committee and Tom Kreinberg agreed to be appointed.

**Reserve Study:** The board spoke about the need to have a new reserve study done so the association would have a better understanding of possible future expenditures.

**Motion:** Linnea Sheets made a motion, seconded by Karen Morrow to have a new study done.

**Motion Passed 4/0**

**Property Manager will have 3 proposals for the next meeting.**

**Date of Next board Meeting:** The next meeting will be Tuesday March 21<sup>st</sup> at 6:00 p.m.

**Adjournment:** There being no further business.

**Motion: At 6:24 p.m.** Linnea Sheets made a motion, seconded by Marion Jones to adjourn.

**Motion Passed 4/0**

**Resident Comments followed the meeting.**

**Residents were encouraged to send comments to the office.**