

Lexington Lakes Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
April 27, 2023,
APPROVED MINUTES

Call to Order: Marc Goldberg called the meeting to order at 6:00 p.m.

Quorum: A quorum was established with the following Board members. Marc Goldberg, Karen Morrow, Linnea Sheets, Marion Jones, and Bruce McCarrol via zoom.

Management Present: Jim Schmidt LCAM from Reef Property Management.

Residents Present: 16 residents signed in.

Verification of Posting: Jim Schmidt LCAM confirmed meeting was posted per Statute.

Approval of Previous Minutes: the minutes of the 3/21/23 meetings were reviewed by the Board.

Motion: Linnea Sheets made a motion, seconded by Karen Morrow, to approve the minutes.

Motion Passed 5/0.

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

Motion: Linnea Sheets made a motion, seconded by Marion Jones, to accept the report.

Motion Passed 5/0

Old Business:

Adoption of Rules & Regulations: The Board discussed the proposed Rules and Regulations. The following changes were made, hurricane shutters must be removed within 7 days instead of 10. Prior notice must be given before entering a unit and any exterior change would require ARC approval.

Motion: Linnea Sheets made a motion, seconded by Karen Morrow, to adopt the Rules & Regulations.

Motion Passed 4/1 Marion Jones voted Nay.

New Business:

New Rug for Clubhouse: Board discussed purchasing a new rug for the clubhouse, the existing rug was scheduled to be replaced last year and was stained. A 10' x 13' rug was found on Wayfair for \$299.00.

Motion: Karen Morrow made a motion, seconded by Linn Sheets, to purchase the rug.

Motion Passed 5/0

Maintenance Staff: The Board discussed replacing porter with a maintenance person. Tabled.

Date of Next board Meeting: The next meeting will be Tuesday May 23rd . at 6:00 p.m.

Adjournment: There being no further business.

Motion: At 6:32 p.m. Linnea Sheets made a motion, seconded by Karen Morrow, to adjourn.

Motion Passed 4/0