

Lexington Lakes Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
JULY 19, 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, Marion Jones, Karen Morrow, and Linnea Sheets.

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

Residents Present: 15 signed in, 9 via Zoom.

Approval of Previous Minutes: The minutes of the May 23rd meeting were reviewed.

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

Motion Passed 4/0

Managers' Report: Jim Schmidt LCAM gave a report on 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 4/0

Old Business:

Resident Parking Permits: Property Manager updated board on progress of project. Board discussed requirements to be issued permits. Residents would need to provide leases and homeowners insurance.

New Business:

Tree Trimming- Palms, Tree Trimming- Oaks

The board reviewed bids by Brightview (\$12,236.00) Community Tree (\$11,620.00) and Only Trees (\$13,200.00) this quote was verbal. The scope of work would include trimming 187 Palms and trimming 34 Oaks overhanging driveways and sidewalks.

Motion: Linnea Sheets made a motion, seconded by Karen Morrow, to use Brightview.

Motion Passed 4/0

Gutter Cleaning: The board reviewed bids from Ocean Gutter (\$6,300.00) JK Screens (\$6,800.00) and Gutter Guy (\$7,200.00 verbal) to clean the gutters and downspouts in the community.

Motion: Linnea Sheets made a motion, seconded by Karen Morrow, to use Ocean Gutter.

Motion Passed 4/0

Birmingham Gate: The board discussed reactivating the Birmingham gate as an entrance for residents only. A proposal from Bartlett Brothers to install a new operator, RFID reader and network was reviewed. The cost would be \$11,124.60 and would be paid out of the reserves.

Motion: Marion Jones made a motion, seconded by Karen Morrow, to proceed with the project.
Motion Passed 4/0

Date of Next board Meeting: The next meeting will be Tuesday August 22nd at 6:00 p.m.

Adjournment: There being no further business. **At 6:39 p.m.**

Motion: Marc Goldberg made a motion, seconded by Marion Jones to adjourn.
Motion Passed 4/0