

**Lexington Lakes Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**March 28, 2024**  
**MINUTES**

**Call to Order:** Jacqueline Holloway called the meeting to order at 6:30 p.m.

**Establish Quorum:** A quorum was established with the following Board members. Jacqueline Holloway, Sal Yonta, Thomas Kreinberg, David Landsman, and Bud Walker. Martin Veil and Peter Santelli were not present. Cyndi Petlev was present from Triton Property management.

**Verification of Posting:** The meeting was properly posted.

**Approval of Previous Minutes:** *David Landsman made a motion to approve the minutes of the February 29, 2024, meeting as presented, Tom Kreinberg seconded, all were in favor. The minutes were approved by unanimous vote.*

**Presidents Report:** Jaqueline Holloway noted:

- a. The board is looking to amend the association documents; however, the current bylaws are still in effect and residents are to continue to abide by the rules in place.
- b. All communication is to be directed to the Property Manager, who will then forward accordingly. This includes maintenance and landscaping concerns.
- c. Jacqueline discussed there is a lot to be done and appreciates the community's patience.
- d. The resident portal invites will be going out next week.

**Old Business:**

- e. **Committees**- David Landsman- discussed the need for volunteers for numerous committees and asked owners to sign-up.
- f. **Roof Repairs**- Sal Yonta discussed working on proposals for the roofs. Obtaining 4 bids for review. The project will be done in phases. Will provide more information at next meeting.
- g. **Audit** – Jacueline Holloway advised the audit is not finished and pushing for completion by the next meeting.
- h. **Parcel Mail Locks** - Jacqueline Holloway reported parcel locks are being ordered and replaced.

**New Business:**

- a. **Lakes/Fountains**- Bud Walker advised there are currently 2 fountains not working. Received quotes in excess of \$5000. Looking into options for funding.

- b. **Landscaping/Tree Trimming**- Tom Kreinberg- discussed the new landscaper Natural Designs has requested an increase due to the volume of work. The board is looking into the request. There is a oak tree in need of removal due to it impeding the electrical box. *David Landsman made a motion to approve the proposal to remove for \$1350, Sal Yonta seconded, and all were in favor. The motion was approved unanimously,*
- c. **Storm Drain**- Storm drains are clogged throughout the community, one proposal was received and working on obtaining 2 more proposals. *David Landsman made a motion to approve up to \$4200 on clearing the drains, Tom Kreinberg seconded, and all were in favor. The motion passed unanimously.*
- d. **Association Credit Card**- Jacqueline Holloway reported the need for an association credit card. *David Landsman made a motion to proceed with obtaining an association credit card, Tom Kreinberg seconded, and all were in favor. The motion was approved unanimously.*

**Date of Next board Meeting:** April 25, 2024, at 6:30 p.m.

**Adjournment:** There being no further business David Landsman made a motion to adjourn the meeting at 7:08 p.m., Sal Yonta seconded, and all were in favor. The motion to adjourn passed unanimously.