

**Lexington Lakes Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**April 25, 2024**  
**MINUTES**

**Call to Order:** Jacqueline Holloway called the meeting to order at 6:31 p.m.

**Establish Quorum:** A quorum was established with the following Board members. Jacqueline Holloway, Sal Yonta, Thomas Kreinberg, David Landsman, Bud Walker, and Martin Veil. Peter Santelli was 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 March 28, 2024, meeting as presented, Tom Kreinberg seconded, all were in favor. The minutes were approved by unanimous vote.*

**Presidents Report:**

1. Jacqueline Holloway thanked the board members for their hard work:
  - a. Sal Yona and Martin Vail have been working on the Roofing and Reserve Study
  - b. Bud Walker increased the interest collecting \$80K in interest.
  - c. David Landsman & Tom Kreinberg have been working on reviewing contracts.
2. Jacqueline also noted the missing Parcel Locks are being worked on and should be installed in the next week or two.
3. The Home Depot Lights that are shining into Lexington Lakes were installed without a permit, she has requested the city to enforce code violation due to the permit being pulled, if no response the association attorney will get involved.

**Old Business:**

- a. **Committees**- David Landsman- discussed there is still a need for volunteers for the Fining/Compliance and encouraged owners to sign-up.
- b. **Roof Repairs**- Sal Yonta and Martin Vail discussed the proposals received for roof replacement. The project should begin sometime December 2024/January 2025 and will be done in phases taking about 10 months to complete. In the meantime, there are outstanding repairs needed. *David Landsman made a motion to approve the 6 repairs totaling \$8050 as*

*presented, Tom Kreinberg seconded, all were in favor. The roof repairs were approved by unanimous vote.*

- c. **Audit** – Jacqueline Holloway advised the audit draft has presented to the association attorney for review.
- d. **Lakes/Fountains**- *Sal Yonta made a motion to proceed with the proposal for Superior Waterway to repair the north and middle fountains as quoted for up to \$5294.27. David Landsman, Tom Kreinberg, Martin Vail all approved, Bud Walker opposed. The motion was approved by majority vote. The north lake motor was installed in August 2023 and should still be under warranty, if the repair needed is under warranty the costs will be reduced accordingly.*
- e. **Landscaping** – *Tom Kreinberg made a motion to accept the increase in the landscaping contract to \$5700 per month. Sal Yonta, Martin Vail, and Bud Walker all approved, David Landsman opposed. The motion was approved by majority vote. Tom Kreinberg also discussed working on proposals for new pest and fertilization contracts.*

**New Business:**

- a. **Portal/Website**- Cyndi Petlev announced the resident portal and website are now active.

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

**Adjournment:** *There being no further business David Landsman made a motion to adjourn the meeting at 7:33 p.m., Sal Yonta seconded, and all were in favor. The motion to adjourn passed unanimously.*