

Lexington Lakes Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
June 27, 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, David Landsman, Peter Santelli, and Bud Walker. Thomas Kreinberg and Martin Vail 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 April 25, 2024, meeting as presented, Sal Yonta seconded, all were in favor. The minutes were approved by unanimous vote.*

Presidents Report:

1. Jacqueline Holloway discussed:

- a. *Home Depot Lights-* an engineer is now working with the City of Stuart to rectify.
- b. *Property Manager Communication-* please allow the property manager 24 hours to return calls and emails
- c. *Pool reminders-* Residents need to be reminded this is a family friendly pool, refrain from smoking, alcohol, foul language, rough play and make sure to dress appropriately.
- d. *Late Payments-* Late notices are sent out for payments if not received by 15th. Please allow enough time for your payment to be received. Payments must be received by the 15th to avoid late fees. Late fees will not be waived unless proof of payment is provided. As notices are going out, we are finding money incorrectly posted by previous management. If you feel you received a notice in error, please contact Triton.

Old Business:

- a. **Committees-** Trespassing notices have been posted and volunteers will be putting together a Neighborhood watch. Please be on the lookout for details to come.
- b. **Roof Repairs/Replacement-**
 - **Resignation of Board Member-** At this point in the meeting David Landsman announced his resignation from the board effective immediately.
 - **Roof Repairs-** *Sal Yonta made a motion to approve the 16 outstanding roof repairs in the amount of \$21,450.00, Peter Santelli seconded, and all were in favor. Motion to proceed with the repairs was passed by unanimous vote.*

- **Roof Replacement-** *Sal Yonta made a motion to proceed with Steve Frontera at a cost of \$2.6 million, this will include all future repairs that come up prior to the start of replacement, Jacqueline Holloway, seconded and all were in favor. The motion was approved by unanimous vote. The Letter of Intent and Contract will be reviewed by the attorney.*
- c. **Audit** – The association’s attorney has advised having the audit reviewed for a second opinion. *Sal Yonta made a motion to proceed with Gladstone for a rate of \$395 per hour, Peter Santelli seconded, and all were in favor. The motion was passed by unanimous vote to proceed with second opinion.*
- d. **Lakes/Fountains**- The board was presented with proposals for a new Lake and Fountain Maintenance vendor. *Sal Yonta made a motion to proceed with the service contract as presented by Superior Waterway at a cost of \$190 Monthly for Lake maintenance and \$450 quarterly for fountain maintenance, Jacqueline Holloway seconded, and all were in favor. The motion was approved by unanimous vote. The middle lake fountain lights are out. A proposal was received in the amount of \$2094.48. The board agreed to table this repair and will review at a later date.*
- e. **Landscaping** – *Sal Yonta made a motion to approve the proposals for removal of Saw Palmettos in the amount of \$1880 and removal of pine trees near 2016 Lexington Lakes for \$1285, Peter Santelli seconded, and all were in favor. The motion was approved by unanimous vote. A proposal was also received in the amount of \$14,880 to clean up the preserve areas. The board agreed to hold off and will revisit at a later time.*

New Business:

- a. **Tree Trimming-** The board was presented with three proposals for tree trimming, *Sal Yonta made a motion to approve the proposal from Ideal Tree Service in the amount of \$12,446 for oak and palm trimming, Peter Santelli seconded, and all were in favor. The motion passed by unanimous vote.*
- b. **Insurance-** The board was presented with 2 renewal options, Citizens \$472,673 and American Coastal \$420,241. *Sal Yonta made a motion to proceed with the renewal for American Coastal, Bud Walker seconded, and all were in favor. The motion passed by unanimous vote.*

Date of Next board Meeting: September 26, 2024, at 6:30 p.m. The board will hold separate meetings for roof information and audit update at a date to be determined.

Adjournment: There being no further business *Peter Santelli made a motion to adjourn the meeting at 7:11 p.m., Sal Yonta seconded, and all were in favor. The motion to adjourn passed unanimously.*