

Lexington Lakes Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
August 22, 2024
MINUTES

Call to Order: Jacqueline Holloway called the meeting to order at 4:35 p.m.

Establish Quorum: A quorum was established with the following Board members. Jacqueline Holloway, Sal Yonta, Peter Santelli, Bud Walker, Thomas Kreinberg and Martin Vail were present. Cyndi Petlev was present from Triton Property management.

Verification of Posting: The meeting was properly posted.

Approval of Previous Minutes: *Sal Yonta made a motion to approve the minutes of the June 27, 2024, meeting as presented, Bud Walker seconded, all were in favor. The minutes were approved by unanimous vote.*

Presidents Report:

1. Jacqueline Holloway advised there is a vacant seat on the board and would like to nominate Ann Burkhart for the position. *Sal Yonta made a motion to appoint Ann Burkhart to fill the vacant seat on the board, Peter Santelli seconded, and all were in favor. The motion passed by unanimous vote.*
2. Bud Walker advised the water bills were being sent to Coastal who was previous management. The December invoice was not paid or reconciled therefore it will be reflected in 2024 resulting in 13 months being paid this year.

Old Business:

- a. **Committees-** Jacqueline Holloway and Ann Burkhart will be working on coordinating some upcoming community events. Landscape Committee- looking for volunteers for landscape committee.
- b. **Roof**
 - **1600S-102-** *Martin Vail made a motion to approve using Dreamworks to perform an air quality test due to a roof leak, in the amount of \$125 per test, up to 3 tests needed, Pete Santelli seconded, Bud Walker, Thomas Kreinberg, Ann Burkhart and Jacqueline Holloway approved. Sal Yonta- abstained. The motion was approved by unanimous vote.*
 - **Roof Replacement-** *will be discussed at the meeting to follow*
- c. **Audit** – Jacqueline Holloway discussed the audit is still pending finalization. At the advice of the association attorney and a 2nd opinion from another auditor. Some verbiage was requested to be added to the audit but was denied by the auditor. At this time the legal fees would be too much to pursue. Working on the next steps to get it finalized. Items to be noted:
 - Financials were given to a non-board member which is not permissible.
 - Interfund borrowing- \$97,168 is due from operating account to reserves.

- Misinformation was given regarding association credit card, the association had a card but former management and board were using personal cards to obtain points.

- d. **Landscaping-** The board was presented with proposals for new Landscaping, Irrigation, and Weeds/Fertilization/Grounds Pest Control. Currently using three separate vendors with an annual cost of \$98,596.00. *Sal Yonta made a motion to proceed with the service contract as presented by A.B.L at a cost of \$97,980.36 annually for Landscaping, Irrigation, Weeds/Fertilization/Grounds Pest control, Jacqueline Holloway seconded, Bud Walker, Ann Burkhart, Martin Vail, Pete Santelli approved. Thomas Kreinberg- denied. The motion was approved by majority vote.*

New Business:

- a. **New Board Member Appointment-** Ann Burkhart was appointed to the vacant seat (*see presidents report*)
- b. **Brightview Invoices-** *Martin Vail made a motion to pay the outstanding January service invoice in the amount of \$6,254.49 Bud Walker seconded, Jacqueline Holloway, Pete Santelli and Ann Burkhart approved, Tom Kreinberg denied. The motion passed by majority vote.*
- c. **1550W Reimbursement-** *Sal Yonta made a motion to approve the reimbursement for \$1300 due to damages from a leak that was neglected by former management, Martin Vail seconded, Peter Santelli, Bud Walker and Ann Burkhart approved, Tom Kreinberg denied. Jacqueline Holloway abstained. The motion for reimbursement was approved by majority vote.*
- d. **Attorney-** Jacqueline Holloway advised on the importance of having an association attorney.
- e. **Board Signors/Approvers-** *Bud Walker made a motion to assign Ann Burkhart as an additional approver for invoices, Sal Yonta seconded, and all were in favor. The motion passed by unanimous vote.*
- f. **Reserve Study-** Martin Vail presented a draft of the reserve study for the board to review. The study will be available once finalized.

Date of Next board Meeting: September 26, 2024.

Adjournment: There being no further business *Sal Yonta made a motion to adjourn the meeting at 5:26 p.m., Peter Santelli seconded, and all were in favor. The motion to adjourn passed unanimously.*