

**Lexington Lakes Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**February 26, 2025**  
**MINUTES**

**Call to Order:** Jacqueline Holloway called the meeting to order at 6:39 p.m.

**Establish Quorum:** A quorum was established with the following board members. Jacqueline Holloway, Sal Yonta, Thomas Kreinberg, Ann Burkhart and Martin Vail were present. Cyndi Petlev and Carlos Guadaloque were present from Triton Property Management.

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

**Approval of Previous Minutes:** *Jacqueline Holloway made a motion to approve the minutes of the December 26, 2024, meeting as presented, Sal Yonta seconded, all were in favor. The minutes were approved by unanimous vote.*

**Presidents Report:**

Jacqueline Holloway discussed:

- a. *Requests-* All requests and issues must be reported to the Property Manager to ensure they are documented and addressed. Do not report to maintenance or board members.
- b. *ESA Pets-* Residents with service or ESA pets must provide the required documentation.
- c. *Gate Codes-* Gate entry codes are not issued. Residents will obtain a directory code only which requires visitors to call the residents they are visiting for entry.

**Old Business:**

- a. **Committees-** Jacqueline Discussed the need for volunteers. Contact management to sign up.
- b. **Roof** - The roof replacement is underway, and work on the condos has started. Please report any issues or concerns to management. *Sal Yonta made a motion to approve the proposal submitted by Reamer Homes in the amount of \$2,950 to revise the wind mitigation reports, Ann Burkhart seconded, Jacqueline Holloway approved. Martin Vail and Thomas Kreinberg abstained. The motion was approved by majority vote.*
- c. **Audit** –the 2023 Audit has been completed. It will be available on the community website. *Jacqueline Holloway made a motion to approve the proposal submitted by Gerstle, Rosen & Goldenberg, P.A. as CPA for the 2024 Audit, Ann Burkhart seconded, and all were in favor. The motion was approved by a unanimous vote.*

- d. **Landscaping-** *Jacqueline Holloway made a motion to approve the proposals as submitted by ABL for various dead tree removals in the amount of \$3121.00, Martin Vail seconded, and all were in favor. The motion was approved by a unanimous vote.*  
*Sal Yonta made a motion to approve the proposals submitted by Idea Tree Trimming for community trimming of oaks and palms as well as removal of two dead palm trees on Lexington Lakes in the amount of \$11,094, Jacqueline Holloway seconded, and all were in favor. The motion was approved by a unanimous vote.*
- e. **Cable/Internet-** *Sal Yonta worked on negotiations with Hotwire. Jacqueline Holloway made a motion proceed with Hotwire contingent on the contract revisions as discussed, Martin Vail seconded, and all were in favor. The motion was approved by a unanimous vote.*
- f. **Pool Locks-** *Proposals received were \$2600-\$3000. The board has decided to table this.*
- g. **Rules and Regulations-** *Jacqueline Holloway made a motion to approve the revised Rules and Regulations as presented, Martin Vail seconded, Ann Burkhart and Sal Yonta approved, Thomas Kreinberg abstained. The motion was approved by majority vote. The revised rules will be mailed to the community.*

**New Business:**

- a. **Spending Limits-** *Ann Burkhart made a motion to allow the President allowance of up to \$1500 and the Property Manager up to \$500 spending limit. Jacqueline Holloway seconded and all were in favor. The motion was approved by unanimous vote*
- b. **Attorney-** *Sal Yonta made a motion to proceed with Rosenbaum as the new association attorney, Ann Burkhart seconded, and all were in favor. The motion passed by unanimously.*

**Date of Next board Meeting:** via ZOOM tentatively - March 27, 2025

**Adjournment:** *There being no further business Jacqueline Holloway made a motion to adjourn the meeting at 7:30 p.m., Ann Burkhart seconded, and all were in favor. The motion to adjourn passed unanimously.*