

Lexington Lakes Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
April 8, 2025
MINUTES

Call to Order: Jacqueline Holloway called the meeting to order at 6:44 p.m.

Establish Quorum: A quorum was established with the following board members. Jacqueline Holloway, Sal Yonta, Ann Burkhart and Martin Vail were present. Thomas Kreinberg was not present. Cyndi Petlev and Carlos Guadalope were present from Triton Property Management.

Verification of Posting: The meeting was properly posted.

Approval of Previous Minutes: *Ann Burkhart made a motion to approve the minutes of the February 26, 2025 meeting as presented, Sal Yonta seconded, all were in favor. The minutes were approved by unanimous vote.*

Presidents Report:

Jacqueline Holloway discussed:

- a. **Work Orders/Requests-** A new work order system will be implemented to improve the efficiency of handling resident requests. All requests should be submitted to the Property Manager through the online portal, by email, or via phone call to ensure requests are documented and addressed in a timely manner. Please do not report issues directly to maintenance staff or board members.
- b. **Pets** – Residents are reminded to clean up after their pets to help maintain a clean environment.
- c. **Common Areas-** Residents are expected to conduct themselves respectfully in all common areas. Please be considerate of others, refrain from using inappropriate language, wear appropriate attire at the pool, and alcohol is not allowed.

Old Business:

- d. **Committees-** Ann Burkhart discussed the need for volunteers for various committees. Contact management if you would like to sign up. The board is also looking into security options, and a survey will be sent to residents for feedback once pricing is available.
- e. **Roof-** The roof replacement is halfway complete. If you have any issues or concerns related to the roof work, report them directly to Steve Frontera Roofing. If the issue is not resolved, then follow up with the Property Manager.
- f. **Landscaping-** *Ann Burkhart made a motion to approve the proposal as submitted by Ideal Tree to cut down 3 dead pine trees in the amount of \$2,585.00, Sal Yonta seconded, and all were in favor. The motion was approved by a unanimous vote.*

- g. **Cable/Internet-** *Sal Yonta made a motion to proceed with FiberNow. Ann Burkhart seconded, and all were in favor. The motion was approved by a unanimous vote.*
- h. **Rules and Regulations-** *Jacqueline Holloway made a motion to approve the Rules and Regulations as presented, Ann Burkhart seconded, and all were in favor. The motion was approved by majority vote.*

New Business:

- a. **Seasonal Residents-** *Reminder for those who will be leaving to designate someone to care for your home while you are away. If you are going to be gone during the hurricane season, remove patio and entry items and ensure someone is available to install and remove your shutters.*

Date of Next board Meeting: TBD

Adjournment: *There being no further business Jacqueline Holloway made a motion to adjourn the meeting at 7:17 p.m., Martin Vail seconded, and all were in favor. The motion to adjourn passed unanimously.*