

**MEETING AGENDA**  
**HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION**  
**September 21, 2021 – In-Person**  
**7:00 PM**

- |  |                |                   |
|--|----------------|-------------------|
| 1. Call to Order and Announce Quorum   | J. Bonomo      |                   |
| 2. Additions/Changes to Agenda   | J. Bonomo      |                   |
| 3. Approval of Minutes – 8/17/21   | A. Finn        | Page 1-2          |
| 4. Homeowner Forum-One Minute Concerns   | J. Bonomo      |                   |
| 5. President’s Report  | J. Bonomo      |                   |
| 6. Financial Report  | S. Sinks       | Page 3-16         |
| 7. Management Report   | API            | Page 17           |
| 8. Old Business  | J. Bonomo      |                   |
| <u>Topic</u>   | <u>Outcome</u> |                   |
| A. Roof Replacements Project-Update  | Discuss        | Page ---          |
| B. Weathered Decks-Paint/Stain/Coat/Leave  | Discuss/Decide | Page 18           |
| C. 2020 Proposed Budget Draft  | Approve        | Page 19-22        |
| 9. New Business  | J. Bonomo      |                   |
| <u>Topic</u>   | <u>Outcome</u> |                   |
| A. Interested Owner to Fill Board Vacancy-J. Cox                                 | Discuss        | Page ---          |
| B. Next Phase Drainage Proposal-Cypress Lawns                                    | Discuss/Decide | Page 23-25        |
| C. Architectural Modification Requests<br>1120B Mt. Vernon – Window Replacements | Ratify All     | Page 26           |
| 10. Work Order Report Review   | J. Bonomo      | Page 27-30        |
| 11. Adjourn to Executive Session- (Necessary-1 Item)                             | J. Bonomo      | Page 32-33, 34-43 |
| 12. Reconvene Regular Meeting/Approve Decisions                                  | J. Bonomo      |                   |
| 13. Adjourn  | J. Bonomo      |                   |

**NEXT MEETING**

**October 19, 2021-Annual Meeting & Adopt Budget**  
**November 16, 2021 – Final Meeting needed to finalize Roof Replacement Project?**