

MEETING AGENDA
HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION
January 17th, 2023
Immediately following Annual Meeting

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| 1. Call to Order and Announce Quorum | J. Bonomo |
| 2. Additions/Changes to Agenda | J. Bonomo |
| 3. Approval of Minutes – 10/18/22 | A. Finn |
| 4. Homeowner Forum-One Minute Concerns | J. Bonomo |
| 5. President’s Report | J. Bonomo |
| 6. Financial Report | S. Sinks |
| 7. Management Report | API |
| 8. Old Business | J. Bonomo |
| <u>Topic</u> | |
| A. Ratify | |
| 1. Beutjer Plumbing- 1200 Bunker Hill -E | |
| 2. Illinois Drilling & Testing – 1170 Bunker Hill Ct | |
| B. Clubhouse Renovation Committee | Discussion |
| C. Clubhouse Rental Procedure | Discussion |
| D. Electric Charging Stations | |
| E. Landscape Concepts- Remaining Spring Walk Items (Budgeted 2023) Approve | |
| F. Straight Line Construction- Trim Painting Increase Approve additional \$3,400 | |
| G. 2021 Draft Audit | Approve |
| 9. New Business | J. Bonomo |
| <u>Topic</u> | |
| A. Straight Line Contractors – 1693 Ashburn Ct- Brick replacement B Approve | |
| B. Bartlett Tree Care Contract | Approve |
| C. Snow Marker Removal | Approve |
| D. Landscape Concepts 1697 Farragut D | Approve |
| E. Real Seal -1100 Bunker Hill Ct B | Approve |
| 10. Work Order Report Review | J. Bonomo |
| 11. Adjourn to Executive Session- (Not Necessary) | J. Bonomo |
| 12. Reconvene Regular Meeting/Approve Decisions | J. Bonomo |
| 13. Adjourn | J. Bonomo |

2023 MEETINGS

January 17, March 21, April 18 if needed, May 16, June 20, August 15 Budget Prep,
September 19 if needed, October 17 Annual & Adopt Budget,