

**MEETING AGENDA**  
**HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION**  
**June 21, 2022**  
**7:00 PM**

- |   |                |            |
|---|----------------|------------|
| 1. Call to Order and Announce Quorum            | J. Bonomo      |            |
| 2. Additions/Changes to Agenda                  | J. Bonomo      |            |
| 3. Approval of Minutes – 5/17/22                | 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 3-23  |
| 7. Management Report                            | API            | Page 24    |
| 8. Old Business                                 | J. Bonomo      |            |
| <u>Topic</u>                                    | <u>Outcome</u> |            |
| A. Insulation Inspections                       | Update         | Page ---   |
| B. Entrance Signs Proposals                     | Discuss/Decide | Page ---   |
| 9. New Business                                 | J. Bonomo      |            |
| <u>Topic</u>                                    | <u>Outcome</u> |            |
| A. Clubhouse Usage Request                      | Discuss        | Page 25    |
| B. Architectural Modification Requests          | Ratify         | Page 26    |
| 1657 Williamsburg E – Window Replacements       |                |            |
| 10. Work Order Report Review                    | J. Bonomo      | Page 27-32 |
| 11. Adjourn to Executive Session- (Necessary)   | J. Bonomo      | Page 34-41 |
| 12. Reconvene Regular Meeting/Approve Decisions | J. Bonomo      |            |
| 13. Adjourn                                     | J. Bonomo      |            |

**2022 MEETINGS**

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