

HERITAGE LAKE ESTATES
BOARD OF DIRECTORS MEETING
General MEETING – September 21, 2021

1. J. Bonomo called the meeting to order at 7:03 p.m.

ROLL CALL: Joe Bonomo, President; S. Sinks, 1st Vice President; S. Sinks, A. Finn, Secretary, C. Gaul Board Members present. Quorum was established. Colleen Piraino, Association Manager, was also present.

2. Additions/Changes to Agenda.
3. Meeting Minutes 8-17-2021– C. Gaul motioned to approve minutes as presented, S. Sinks seconded, motion passed.
4. President’s Report.
5. Financial Report. The total Current Assets are \$52,728.97, the Total Reserves are \$1,932,457.79, the Total Assets are \$1,993,184.49, the Total Liabilities and Equity are \$1,993,184.49. A. Finn motioned to approve the financials as presented, C. Gaul seconded, motion passed.
6. Management Report.
7. Old Business.
 - a. Roof Replacements Project – Update. Discussed.
 - b. Weathered Decks- Paint/Stain/Coat/ Leave. C. Gaul motions to approve as presented, clear coat floorboards and paint to match building trim. J. Bonomo seconded, motion passed at price of \$280/deck.
 - c. 2020 Proposed Budget Draft. A. Finn motions to approve mailing proposed budget to homeowners, C. Gaul seconded, motion passed.
8. New Business.
 - a. Interested Owner to Fill Board Vacancy-Discussed.
 - b. Next Phase Drainage Proposal-Cypress Lawns. A. Finn motions to approve the proposal as presented in the amount of \$5,331, J. Bonomo seconded, motion passed.
 - c. Architectural Modification Requests.
 - i. 1120B Mt. Vernon-Window Replacements. C. Gaul motions to ratify request, A. Finn second, motion passed.
9. Homeowner Forum. Homeowners present include: 1664 A Valley Forge, 1665 A Williamsburg Ct., 1661 Farragut Ct. E, 1661 D Valley Forge, 1675 B Valley Forge.
10. General Meeting Adjourned at approximately 7:57 p.m. to Executive Session. J. Bonomo motion to adjourn to Executive session, A. Finn seconded, motion passed. Executive Session held from 7:57 p.m. to 8:26 p.m. J. Bonomo motioned to reconvene to General Session, S. Sinks seconded, motion passed. C. Gaul motions to approve decisions made in Executive Session and adjourn the General Meeting at 8:26 p.m., S. Sinks seconded, meeting adjourned.

Respectfully submitted,
Alison Finn, Secretary