

HERITAGE LAKE ESTATES  
BOARD OF DIRECTORS MEETING  
General MEETING – May 17, 2022

1. J. Bonomo called the meeting to order at 7:00 p.m.

ROLL CALL: Joe Bonomo, President; S. Sinks, 1<sup>st</sup> Vice President; C. Gaul, 2<sup>nd</sup> Treasurer; S. Sinks, A. Finn, Secretary. B. Kruis, Member. Quorum was established. Colleen Piraino, Association Manager, was also present.

2. Additions/Changes to Agenda. Add Item C, Seal Coat Material Choice, to old business.
3. Meeting Minutes 3-15-2022– A. Finn motioned to approve minutes as presented, C. Gaul seconded, motion passed.
4. President’s Report.
5. Financial Report. The total Current Assets are \$287,633.30, the Total Reserves are \$1,126,376.75, the Total Assets are \$1,515,045.60, the total Liabilities and Equity are \$1,515,045.60. C. Gaul motioned to approve the financials as presented, A. Finn seconded, motion passed.
6. Management Report.
7. Old Business.
  - a. Tennis Courts Proposals. J. Bonomo motions to approve Permaseal’s proposal in the amount of \$53,250 contingent on City of Wheaton’s response regarding sewer erosion, B. Kruis seconds, motion passed.
  - b. Entrance Signs Proposals. Discussed.
  - c. Seal Coating Material Cost Changes. A. Finn motions to use the Eclipse product and perform sealcoating for years 21 and 22 this year, C. Gaul seconds, motion passed.
8. New Business.
  - a. Reserve Study Questions/Concerns. Discussed.
  - b. Architectural Modification Requests
    - i. 1675 Monticello E – Paver Patio Installation.
    - ii. 1675 Valley Forge A – Brick Patio Installation.
    - iii. 1684 Valley Forge B – Landscape & Temporary Deck Installation. Discussed. J. Bonomo motions to ratify requests 1675 Monticello E and 1675 Valley Forge B, C. Gaul seconded, motion passed.

9. Homeowner Forum. Homeowners present but no opinions/comments presented.
10. General Meeting Adjourned at approximately 8:00 p.m. to Executive Session. J. Bonomo motion to adjourn to Executive session, S. Sinks seconded, motion passed. Executive Session held from 8:00 p.m. to 8:17 p.m. J. Bonomo motioned to reconvene to General Session, C. Gaul seconded, motion passed. S. Sinks motions to adjourn the General Meeting at 8:17 p.m., B. Kruis seconded, meeting adjourned.