

HERITAGE LAKE ESTATES  
BOARD OF DIRECTORS MEETING  
General MEETING – June 15, 2021

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; S. Sinks, A. Finn, Secretary, C. Gaul Board Member. Quorum was established. Colleen Piraino, Association Manager, was also present.

2. Additions/Changes to Agenda.
3. Meeting Minutes 5-18-2021– A. Finn motioned to approve minutes as presented. Gaul seconded, motion passed.
4. President’s Report.
5. Financial Report. The total Current Assets are \$43,291.62, the Total Reserves are \$1,950,149.33, the Total Assets are \$2,002,839.97, the Total Liabilities and Equity are \$2,002,839.97. 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/Review of Notice. Discussed.
  - b. Open Clubhouse to Parties/Meetings. Discussed.
  - c. Change Pool Covid Regulations/Restrictions. Discussed.
8. New Business.
  - a. Insurance Renewal Options. J. Bonomo motions to approve Farmers insurance proposal as presented in the premium amount of \$98,796.00.
  - b. 2020 Financial Compilation Intentions for Due to Reserve 12/31/2019. J. Bonomo motions to \$162, 008.62, C. Gaul seconds, motion passed.
  - c. Architectural Modification Requests.
    - i. 1681 A Ashburn – Storm Door Installation. J. Bonomo motions to pass and ratify request, S. Sinks second, motion passed.
    - ii. 1123 A Bunkerhill – Patio Door. C. Gaul motions to approve request as presented, A. Finn seconded, motion passed.
9. Homeowner Forum. Homeowners present include: 1668 B Valley Forge, 1663 E Monticello, 1665 A Williamsburg, 1675 B Valley Forge.

10. General Meeting Adjourned at approximately 7:55 p.m. to Executive Session. J. Bonomo motion to adjourn to Executive session, C. Gaul seconded, motion passed. Executive Session held from 7:55 p.m. to 8:24 p.m. J. Bonomo motioned to reconvene to General Session, S. Sinks seconded, motion passed. C. Gaul motions to adjourn the General Meeting at 8:24 p.m., S. Sinks seconded, meeting adjourned.