

HERITAGE LAKE ESTATES
BOARD OF DIRECTORS MEETING
General MEETING – May 18, 2021

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

ROLL CALL: Joe Bonomo, President; S. Sinks, 1st 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 4-20-2021– A. Finn motioned to approve minutes as presented with the change noting C. Gaul was present at the meeting, C. Gaul seconded, motion passed.
4. President’s Report.
5. Financial Report. The total Current Assets are \$122,252.99, the Total Reserves are \$1,930,909.71, the Total Assets are \$2,063,095.59, the Total Liabilities and Equity are \$2,063,095.59. 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. Clubhouse A/C Repairs- Replacement Options. J. Bonomo approves Borter proposal for the Ducane model in the amount of \$4,986.00 per unit, \$9,972 total.
 - c. Open Clubhouse for Parties/Meetings. Discussed.
8. New Business.
 - a. Pool Management Review. Discussed.
 - b. Refuse Removal Contract Renewal/Proposal. A. Finn motions to accept the proposal by Waste Management \$3,806.50 per month, with \$15 per overage pickup, C. Gaul seconds, motion passed.
 - c. Architectural Modification Requests.
 - i. 1694 B Valley Forge Window Installation.
 - ii. 1684 C Valley Forge Window Installation. J. Bonomo motions to ratify as above, S. Sinks seconds, motion passed.

9. Homeowner Forum. Homeowners present include: 1675 B Valley Forge, 1687 C Williamsburg .
10. General Meeting Adjourned at approximately 8:05 p.m. to Executive Session. J. Bonomo motion to adjourn to Executive session, C. Gaul seconded, motion passed. Executive Session held from 8:05 p.m. to 8:21 p.m. J. Bonomo motioned to reconvene to General Session, S. Sinks seconded, motion passed. A. Finn motions to adjourn the General Meeting at 8:21 p.m., J. Bonomo seconded, meeting adjourned.