

HERITAGE LAKE ESTATES
BOARD OF DIRECTORS MEETING
General MEETING – April 20, 2021

1. J. Bonomo called the meeting to order at 7:01 p.m.

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

2. Additions/Changes to Agenda.
3. Meeting Minutes 3-16-2021– 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 \$53,631.58, the Total Reserves are \$2,026,674.97, the Total Assets are \$2,089,999.42, the Total Liabilities and Equity are \$2,089,999.42. J. Bonomo motioned to approve the financials as presented, A. Finn seconded, motion passed.
6. Management Report.
7. Old Business.
 - a. Roof Replacements Project – Update/Review of Notice. Discussed.
 - b. Roof Replacements Project-Gutters/DS/Gutter Guards. J. Bonomo motions to pass Bott proposal as presented in the amount of \$164,910, S. Sinks seconded, motion passed.
 - c. Balcony Finishes. Tabled.
 - d. Grub Control Proposal-Landscape Concepts. Tabled for next year.
 - e. Open Clubhouse for Parties/Meetings. Tabled until next meeting.
8. New Business.
 - a. 2021 Electric Meter Socket Replacements – Haynes Electric. J. Bonomo motions to approve Haynes proposal in the amount of \$10,780, C. Gaul seconded, motion passed.
 - b. Refuse Removal Contract Renewal/Proposal. C. Gaul motions to accept the proposal by Waste Master in the amount of \$37,116 depending on their response regarding extra pickups, J. Bonomo seconds, motion passes.
 - c. 1123 Bunker Hill Siding Replacement – Straight Line Contract. J. Bonomo motions to approval Straight Line in the amount of \$2,400, A. Finn seconds, motion passes.

- d. 2020 Year End Financial Report to Owners. J. Bonomo
 - e. Architectural Modification Requests.
 - i. 1170 Bunker Hill Front Stoop Railing Installation. C. Gaul motions to accept requests, A. Finn seconds, motion passes.
 - ii. 1693 A Ashburn Cable Installation. C. Gaul motions to accept requests, A. Finn seconds, motion passes.
 - iii. 1684 C Valley Forge – 2 windows. A. Finn motions to ratify requests, C. Gaul seconds, motion passed.
 - iv. 1694 B Valley Forge – 2 window replacement. J. Bonomo motions to accept, C. Gaul seconds, motion passes.
 - f. Geese. Discussed.
9. Homeowner Forum. Homeowners present include: 1663 Monticello #E, 1135 Mt. Vernon Ct., 1668 B Valley Forge, 1675 B Valley Forge.
10. General Meeting Adjourned at approximately 8:32 p.m. to Executive Session. J. Bonomo motion to adjourn to Executive session, S. Sinks seconded, motion passed. Executive Session held from 8:32 p.m. to 8:52 p.m. J. Bonomo motioned to reconvene to General Session, S. Sinks seconded, motion passed. S. Sinks motions to adjourn the General Meeting at 8:52 p.m., J. Bonomo seconded, meeting adjourned.