

HERITAGE LAKE ESTATES
BOARD OF DIRECTORS MEETING
General MEETING – April 21, 2020

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

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

Homeowners Present: Homeowners participated remotely via Go To Meeting.

2. Meeting Minutes 11-19-2019 and 1-21-2020– A. Finn motioned to approve minutes as presented, C. Gaul seconded, motion passed.
3. Financial Report. The total Current Assets are \$80,398.19, the Total Assets are \$1,321,357.77, the total Liabilities and Equity are \$1,321,357.77. A. Finn motioned to approve the financials as presented, C. Gaul seconded, motion passed.
4. President's Report.
5. Management Report.
6. Old Business.
 - a. Wood Replacement Proposal. A. Finn motioned to approve Straight Line Contractors proposal as presented in the amount of \$2,310, C. Gaul seconded, motion passed.
 - b. Paint Proposal. A. Finn motioned to accept proposal as presented in the amount of \$12,000, S. Sinks seconded, motion passed.
7. New Business.
 - a. A. Gutter Guard Proposal. Tabled.
 - b. Tree Care Proposals. A. Finn motioned to approve the proposals from Bartlett Tree Experts as presented in the amount of \$29,475. S. Sinks seconded, motion passed.
 - c. 2019 Year End Financials. J. Bonomo motioned to approve the financials, A. Finn seconded, motion passed.
 - d. 2020 Maintenance Calendar. Reviewed.
 - e. Pool Pass Distribution. Tabled.
 - f. Ring Doorbells and Camera Installation. Discussed.
 - g. Recycling Suggestion for Board Consideration. Discussed.
 - h. Suggestions for Meeting Notices to include agendas. Discussed.

- i. Annual Haynes Replacement. A. Finn motions to accept proposal as presented in the amount of \$9,800, S. Sinks seconded, motion passed.
 - j. Re-wire 1123BH correctly. A. Finn motioned to accepted proposal as presented for \$2,400 to \$2,500, C. Gaul seconded, motion passed.
 - k. Chicago Land Pool. J. Bonomo motion to pass the proposal as presented in the amount of \$7,782, S. Sinks seconded, motion passed.
 - l. Phase 1-4 of Balcony Replacements. A. Finn motioned to accept as presented in the amount of \$38,400, C. Gaul seconded, motion passed.
 - m. Architectural Modifications. A. Finn motioned to ratify the architectural modifications as presented, C. Gaul seconded, motion passed.
8. General Meeting Adjourned at approximately 8:11 pm to Executive Session. Executive Session held from 8:11 pm to 8:32 pm. S. Sinks motion to reconvene to General Session, A. Finn seconded. S. Sinks motions to adjourn the general meeting at 8:33, A. Finn seconded, meeting adjourned.