

MEETING AGENDA
HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION
January 19, 2021 – Virtual Meeting
7:00 PM

- | | | |
|---|--------------------|-------------------|
| 1. Call to Order and Announce Quorum | J. Bonomo | |
| 2. Additions/Changes to Agenda | J. Bonomo | |
| 3. Approval of Minutes – 10/20/2020 | A. Finn | Page 1 |
| 4. President's Report | J. Bonomo | |
| 5. Financial Report | S. Sinks | Page 2-27 |
| 6. Management Report | API | Page 28-29 |
| 7. Old Business | J. Bonomo | |
| <u>Topic</u> | <u>Outcome</u> | |
| A. Roof Replacement Project | Discuss/Approve | Page-Pending |
| B. Engineer/Oversight for Roof Replacements | Discuss/Decide | Page --- |
| C. 1171 BH-Foundation Project | Update | Page 30 |
| D. Pool Filter Replacement-Chicagoland Pool Mgmt | Approve | Page 31-33 |
| 8. New Business | J. Bonomo | |
| <u>Topic</u> | <u>Outcome</u> | |
| A. Zoom versus GoToMeetings | Discuss/Decide | Page 34 |
| B. Patios & Retaining Walls without Board Approval | General Discussion | Page --- |
| C. 2020 Taxes & Financials Proposal-C&C | Discuss/Decide | Page 35-36 |
| D. 2020 Tree Treatments & Pruning-Bartlett Tree | Discuss/Decide | Page 37-42 |
| E. Clubhouse Furnace & A/C Replacements-Borter | Discuss | Page 43-47 |
| F. Sealcoating 3-year Proposal-DuBois | Discuss | Page 48-53 |
| G. Lifeguard/Pool Management Contract-Chicagoland Pool | Approve | Page 54-70 |
| H. Owner Recommendation for Salt Container Covers | Discuss | Page 71 |
| I. Architectural Modification Requests | | Page 72-78 |
| 1130A Mt Vernon – Unit to Garage Door Installation | Ratify | |
| 1671B Williamsburg – Door Replacement | Ratify | |
| 1678E Trowbridge – Retaining Wall Denial | Ratify | |
| 1668C Valley Forge – Radon Mitigation Installation | Approve or Ratify | |
| 9. Homeowner Forum-One Minute Concerns | J. Bonomo | |
| 10. Work Order Report Review 31 pages-emailed to BOD for Review | | |
| 11. Adjourn to Executive Session- (Necessary) | J. Bonomo | Page 79-84, 85-94 |
| 12. Reconvene Regular Meeting | J. Bonomo | |
| 13. Adjourn | J. Bonomo | |

NEXT MEETING
March 16, 2021