

HERITAGE LAKE ESTATES
BOARD OF DIRECTORS MEETING
General MEETING – August 18, 2020

1. J. Bonomo called the meeting to order at 7:05 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 and included but not limited to: 1663 Monticello D, 1667 Valley Forge D and 1675 Valley Forge D, 1675 Valley Forge unit not provided.

2. Presentation by John with Landscape Concepts regarding grading issues.
3. Meeting Minutes 6-16-2020– A. Finn motioned to approve minutes as presented, C. Gaul seconded, motion passed.
4. Financial Report. The total Current Assets are \$95,980.93. The Total Reserves are \$1,233,887.81, the Total Assets are \$1,342,869.97, the total Liabilities and Equity are \$1,342,869.97. C. Gaul motioned to approve the financials as presented, A. Finn seconded, motion passed.
5. President's Report. President advised that the hail damage claim is still pending, and chalk markings on sidings were part of inspection.
6. Management Report.
7. Old Business.
 - a. Gutter Guard with Bott Exteriors. J. Bonomo motions to approve adding gutter guards through Bott Exteriors for 10 buildings this year in the amount of \$17,500, and then the remaining 19 buildings for approximately \$31,920, A. Finn seconded, motion passed.
 - b. Balcony Replacement Permitting with K&M. J. Bonomo motions to approve the additional concrete work as presented in the amount of \$7,200.00, C. Gaul seconded, motion passed.
 - c. Grading Issues. Tabled until September.
8. New Business.
 - a. Pool Pump Equipment Room Replacement. J. Bonomo motions to approve the proposal with changes discussed in the amount of \$3,420, S. Sinks seconded, motion passed.

- b. Pool Pump Engineering Drawings Proposal. Discussed.
 - c. Plumbing Repairs 1100MV #B. J. Bonomo motions to accept the proposal as presented in the amount of \$6,275, C. Gaul seconded, motion passed.
 - d. 1668C VF Violations – Levy Fines and Legal Fees. C. Gaul moves that violations occurred, and fees should be levied. A. Finn seconded, motion passed.
 - e. Foundation Repair 1130C MV Midwest Prop Services. J. Bonomo moves to ratify as presented in the amount of \$4,707.35, A. Finn seconded, motion passed.
 - f. Landscape Restoration 1130C MV w- Landscapes. J. Bonomo moves to ratify as presented in the amount of \$2,750 S. Sinks seconded, motion passed.
 - g. Architectural Modifications. J. Bonomo motions to ratify architectural modifications as presented, C. Gaul seconded, motion passes.
9. General Meeting Adjourned at approximately 8:22 p.m. to Executive Session. Executive Session held from 8:22p.m. to 8:53p.m. S. Sinks motion to reconvene to General Session, C. Gaul seconded. S. Sinks motions to adjourn the general meeting at 8:53 p.m., A. Finn seconded, meeting adjourned.