

Heritage Hills Condo 16
Board of Managers Meeting Minutes
May 20, 2021

Attending: Ed Goldfarb, Howard Green, Bill Harden, Regina Tripodi, Pam Prisco, Joe Prisco, Yogi Santa-Donato, Tom Guida, Sandra Brinkman
Karen Jahn, Heritage Management Services

This was an open board meeting with unit owners attending with questions and comments.

Unit 466B - Deanie Pezzello

- Need to have the garbage bins picked up and put back where they were. They have fallen over.
- Garbage bin missing a handle.
- They do however work well.
- Unit 464D has an air conditioner pad which is rotted.
- Only half of the condo units have bluestone and there should be a consideration for a fund to be able to complete this project.

Unit 463C- Donna Nevin

- It was suggested that cluster captains attend board meetings and have better communication.
- Her unit has a rotted windowsill problem outside her dining room.
- Are spigots unit owner's responsibility? Yes
- Numbers on the front of units need to be painted. Some bins need hydraulic lifts.
- Put in newsletter rules and regulations as to what is recyclable and what are limited common areas.
- Can the metal grates be cleaned out?

- Floor of garage is condo responsibility. If you are going to do something to the floor in garage on your own, you need a variance.
- Painting is not done when work is complete.
- When will we have the financial statements for 2019 and 2020? On agenda today to discuss distribution to unit owners.
- How much is the condo spending on legal fees for lawsuit? Because the matter is in litigation it cannot be discussed at this time.

Unit 451E - Margie Forest

- Can the garbage cans be cleaned twice a year? City Carting is supposed to do this. If lids were placed on cans, it might help keep clean, but most clusters do not use lids. Some unit owners can lift the lid off the can. In essence we do not need the lids and hopefully the new bins will stay clean.
- Uplifted plants and whiskey barrel unit owner's responsibility
- There is an opening in front of my unit between cement (blacktop) and bluestone on driveway. It is dangerous. It will be taken care of.

Unit 461B - Linda Bloch

- Bluestone increases value to unit.
- Trust between board and unit owners needs to improve. The cluster captains should be more involved. The Board should respond to unit owners in a timely manner which will foster better communication.
- There is erosion on my front beds from down spout. Floor of garage all powdery

Unit 465B

- Landscapers are terrible. The men do not know what they are doing.

Yogi assured the unit owners that damage from the snow removal is being addressed. Unit owners must water their lawns for them to grow. He feels blowing off leaves from the deck should be put into the contract with Timber Ridge.

Ed told the unit owners we can do many more things if the common charges are increased. The handyman program has been reinstated and he has been given a list of things that need to be done.

The minutes will be posted on the Society website.

Treasurer's Report

As of April 30, 2021 Balance Sheet

• Operating account balance:	\$85,628.49
Reserve Account	
• Sterling MMA	\$184,271.75
• PCSB CD	170,607.96
• PCSB CD	65,106.61
Subtotal:	\$419,968.32
Shingle Roof fund	\$ 56,216.55
Blacktop fund	\$ 57,000.00
Grand total:	\$533,202.87

- Property Manager's Report
- Unit 464B - Variance for new kitchen window and new shrubs. Air conditioning water up to fascia board is eroded.

Maintenance Report

- Been getting quotes on new flat roofs.
- Privacy wall rotted at Units 450 A & B Cedar Ridge took care of it.
- Broken patio door window at Unit 457A was fixed by Cedar Ridge and Yorktown Glass
- Unit 466A - Snow behind flashing created a leak in flat roof which resulted in rusted eroded pipes in water heater. It will be put on the list and taken care of.
- Problem with manhole cover in cluster 472-474. The asphalt is not uptight. Tom Guida talked to Suez and so far, the result has been an orange cone on the spot. Karen will investigate it.

Landscape Report

Nothing definitive was decided by the board.

This portion of the Board Meeting was adjourned at 11:50 AM.

The next Board of Managers meeting will take place on June 24, 2021, at 10:30AM. This will be an open meeting held outside weather permitting.

Sheila Goldfarb
For Condo 16 Board of Managers