

**Heritage Hills Condo 16**  
**Board of Managers Meeting Minutes**  
**July 21, 2021**

Attending: Ed Goldfarb, Howard Green, Pam Prisco, Joe Prisco, Yogi Santa-Donato, Tom Guida, Sandra Brinkman

Karen Jahn, Heritage Management Services

Absent: Bill Harden, Regina Tripodi

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Meeting called to order at 10:38 AM

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

Motion to approve minutes from June 24, 2021, meeting. They were approved. The minutes will be posted on the website.

**Meeting Rules**

- There will no longer be 2-hour meetings
- All questions asked at the conclusion of board meeting
- Stand and state your name and unit number when you are asking your question
- The board will take questions under advisement and will send an email answering question.

**Treasurer's report** (see attached) Great job Pam.

**Handyman completed projects** (see attached)

## Property Managers Report

- Unit 462D - Variance ratified for renovations.
- Unit 457A - Prospective new owner would like to have approval of variances for extensive work to be done in condo. Would like to install flood lights at patio. Work will not begin until closing on unit, but prospective buyer wants variances approved before closing takes place. Board of Managers put forth a motion: Approval of variance applications by future owner before closing on the unit. Vote taken and results are:

Howie - yes

Tom - yes

Yogi - yes

Ed - no

Pam - abstain

Joe - no

Sandy- no

Motion does not carry.

## Maintenance Report

- Cedar Ridge has been painting and making repairs.
- GAF inspection of new flat roofs in cluster 472-474 has been approved.
- All clusters are going to be painted and uniformed e.g., gutters, siding. This means if most of a cluster is brown, all units will be painted brown. If most of a cluster is green, then all units will be painted green.
- Handle on garage door is unit owner responsibility.
- Cluster 448-452 will have new bins and old bins will be repaired

## Landscaping

- Areas of concern were weeded, and will be continued each week
- Pruning and trimming of bushes and trees under 16 feet high will begin in the next week or two.
- Please use a yellow ribbon, tied around your garage light near your unit number if you DO NOT wish pruning at your unit
- We, however, will be pruning all plantings 18 inches away from the buildings to protect the structure regardless of yellow ribbon.
- Mulch at entrance of 467-468 entrance needed. This is not contractual, but Yogi stated that he has a budget and some money to work with and will get bids.

## Presidents Report

- Committee has been working on restatement of the By Laws for the last 5 months.
- A copy will be sent to the condo's attorney for recommendations and approval. The By Laws will be sent to the unit owners and a meeting with the unit owners will be held to discuss. The condo attorney will be in attendance. A copy of the finished By Laws will be sent to the unit owners for a 67% approval vote.
- Election of the board will take place in October. There are three seats with a three-year term. Ballots will be going out before the end of August. Please adhere to the dates and get your ballots in on time. Any ballots received after the closing date will not be accepted. The incumbents are Bill Harden, Joe Prisco and Howie Green.
- Regular board meetings according to the By Laws should be held at a minimum of two per fiscal year plus one annual owners meeting. Special meetings can be held at any time at the discretion of board or president to discuss sensitive material.

## Unit owner questions and comments

- Can meetings be held in the evening to allow unit owners who work to attend?
- Unit 461B -Can you identify the changes in the By Laws by using a different font or color? There are bushes in the back of the unit that are poison ivy.
- Unit 476D - Why aren't all minutes on the website? Board meetings need to be posted as in the past. Ms. Barning wanted a report of the lawsuit concerning Anna Keri. However, Ms. Barning left the meeting before the question was answered. It was discussed in length and explained to the remaining unit owners at the meeting.
- 457C - What is the lawsuit all about with Ms. Keri? Asked and answered
- 451E - Gutters clogged from rain. Timber Ridge to blow the leaves off gutters when they do weekly work. Who gives the handyman what needs to be done? Cluster captains comprise a list and sends to Karen at Heritage Management and then it is given to the board for approval. There are spaces by front door.
- 452C - There is a gutter problem on the unit.
- 466A - Roof still leaking from ice damming.
- 466B - Tree is hanging over roof that needs to be pruned (trimmed)
- 457C - Mold and lichen on roof. Wet and Forget is a product to use on roofs to address that problem. The condo board will address.
- 470C - Their unit has an odor inside. This is the unit owner's responsibility.
- Clusters 459-463 and 467-468 - Several issues reported that are being addressed or have already been completed (see attached handyman completed invoice).

This portion of the Board Meeting was adjourned at 12:30PM.

The next Board of Managers meeting will be a Special board meeting, date to be determined.