

Heritage Hills Condo 16
Board of Managers Meeting Minutes
June 24, 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

Meeting called to order at 10:35 AM

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

- Unit 453A - 2 ornamental trees need trimming.
- Unit 466A - Ornamental tree in front needs trimming
- Unit 470B - overgrown plants. Flowering plants are owner's responsibility. Yogi will investigate it.
- Unit 452A - As you enter the street there is a turquoise pipe crushed by the snow removal. It needs to be looked at.
- Unit 460A - Dead bush needs to be removed.
- Units 461B and 462A - Mulch is needed near the electrical boxes. There is hard sand and pebbles.
- Clusters 467 and 468 - Need mulch
- Unit 466B - Trees growing over roof. Krissy from SavATree there is not any problem. There is a piece of wood split in the back near her sliding doors. Yellow tape put there to identify.
- Unit 466A - Flat roof leaks. Need to be corked up. Pipes are corroded and is not from water heater.
- Unit 464D - Drainage work being done starting Monday June 28,2021.
- Unit 465B - Back of patio separating and getting ants.
- Unit 456A - Needs at name on mailbox.

- Unit 449B - Railing needs to be fixed. Work order placed. The roof in the back is leaking and may be the gutters.
- Unit 470B - Possibly overflow of gutters. Will be looked at.
- Unit 478C - Loud noise coming from air conditioner. Not a condo problem

Clusters 459-463 & 467-468

- Spigots are unit owner's responsibility.
- Unit owners are responsible for mechanism of garage door and condo responsible for door.
- Need plastic liners in garbage bins. Lids need to be addressed and need signs for bins being recycled.
- Trash bins are filthy. City carting comes twice a year.
- The unit owners would like a list of ongoing work being done or already done. It would lead to better communication.
- Cluster captains should meet to discuss and coordinate issues in each cluster quarterly.

Motion to approve minutes from May 20, 2021, meeting. They were approved.

Treasurer's report (see attached) Well done as always Pam.

Property Managers Report

- No variances currently
- Unit 453D - Preliminary variance for backyard remodeling. Waiting for paperwork

- Crystals being put down by JP McHale for crawling insect control.
- Unit 476D - Branches behind unit
- Renewal for insurance coming up in September.

Maintenance Report

- Drainage jobs being done at 464D.
- Flat roofs in Cluster 472-474 to begin and another cluster will be done each year.
- Howie has spoken to several companies who do bluestone and they do not want to do it. They said the weather and climate is not conducive for this area. We must address all the issues with the bluestone that we have. However, a fund has been set up for bluestone in the budget, if needed.

Landscaping

- Unit 464B - Variance needed.
- Unit 461C - Bushes removed at owner's request. Approval needed for permanent replacement.
- Unit 472B - Deck needed to be blown properly.
- Unit 477A - Bushes in front are not growing. A dead bush removed on side of the unit.
- Unit 449B - Has a lawn issue.
- Unit 458C - Needs a variance for deck.
- Unit 462B - Drainage addressed.
- Unit 463B - Rear area trimmed to delineate where wooded area begins.
- Unit 467A - This area cannot be thoroughly cleaned or maintained while the unit owner has numerous possessions which hinder the work needed.
- Mowing operations have improved. Appearance of lawns is free of weeds and is extremely healthy thanks to SavA Tree weed deterrent and fertilizer applications.
- Large sparse areas to be seeded in September.

This portion of the Board Meeting was adjourned at 12:20PM.

The next Board of Managers meeting will be a special meeting on Wednesday, July 21,2021 at 10:30.

Sheila Goldfarb
For Condo 16 Board of Managers