

HERITAGE ESTATES HOA
ANNUAL MEETING MINUTES OF OCTOBER 14, 2020

CALL TO ORDER

The meeting was called to order at 6:00PM by Dino DePaulo.

ROLL CALL

Board Members: Susan Scimio, Dino DePaulo, Jim Fetzner.

Owners Present: 3100 Barberrry, 3112 Barberrry, 3118 Barberrry, 3136 Barberrry, 3160 Barberrry, 5125 Cypress, 5088 Harvest Drive, 5111 Harvest, 4065 Iris, 4072 Iris,

Management Representatives: Nick Helsley

Proxies Submitted: 4939 Cypress, 5018 Harvest, 5026 Cypress, 3171 Barberrry, 3166 Barberrry, 3160 Barberrry, 5100 Harvest.

PROOF OF NOTICE & DETERMINATION OF QUORUM

The notice was sent on October 1, 2020.

APPROVAL OF 2019 ANNUAL MINUTES

A MOTION and SECOND were made to approve the 2019 Annual Minutes.

FINANCIAL REPORT

The August 2020 were reviewed. The Association has (\$602) in operating funds, \$48,871 in reserve funds, and \$48,269 in total assets. The August financials were approved.

ASSOCIATION BUSINESS

Landscaping- An owner asked if the landscaping line item can be increased. The board replied and stated that they can increase the line item. N. Helsley is to contact a few landscaping companies and obtain estimates for beautifying the front entrance landscaping.

Common Area Transfer- An owner requested an update on the common area transfer. Dino replied that Latta's Executrix wants to deed over all parcels belonging to Latta and the Board said no. The Association had Hilary Taylor work on this last year and the answer from the Board stayed the same. The Board will only except the wooded area and not the Retention pond.

Pumpkin Toss- Dino stated that with COVID-19 the association will not be hosting the pumpkin toss. However, they will be having a Kona Ice Truck come the day of Halloween in the am and make a stop at every cul-de-sac in the association for roughly 30 minutes each. This will be from 11am-1pm. They will be serving ice as well as hot chocolate. All unit owners and kids are encouraged to have some and the Association will take care of the cost.

Halloween Night- The Association agreed to send Medic One and Sardis Fire Department \$200 a piece for their services. Dino stated that he will reach out to Sardis Fire Department to see if they would like to do the parade through the neighborhood this year.

Website- N. Helsley is to work with Carole to update the information on the community website.

OWNER COMMENTS

An owner stated that the association should host more community events or do more for the community since they have a good cushion in the reserve accounts. Dino replied that he thinks that is a great idea and they would like to see ideas from the owners. The suggestions were the following:

1. Sanitizing stations for Halloween – N. Helsley is to obtain estimates for these and report back to the board. The Association agreed to have a budget item of \$1,000 for this.

2. Delaying when dues are due to COVID – The board stated if an owner is having any kind of hardship the Association will most definitely work with them to help them.
3. Neighborhood Scholarship Fund – Dino stated this is a great idea, however, it is a lot of work to make this happen. A better idea may be to donate money to a scholarship fund or charity.
4. Welcome basket for new owners – The Board liked this idea. N. Helsley will send over some prices for gift baskets. The Board stated that \$50-\$75 would be enough per basket.
5. Holiday Lumineers
6. Nominating neighbors for a meal – The association would send a meal to a homeowner in need. Dino stated this would be good, but an owner would have to head this and work with the board.

An owner commented that the signs that were posted for the Franklin Regional seniors were great and they should do that every year. The Board agreed. Dino will work with Sue to confirm the list of seniors this year and the sign will be installed around the beginning of May 2021.

An owner asked what Acri does for the association and N. Helsley explained the in depth work that Acri does for the community. Dino stated if anyone would like to see the contract between Acri and Heritage Estates, they are more than welcome.

ADJOURN

A motion was made and seconded to adjourn the meeting at 7:20 PM. Motion carried unanimously.

Respectfully submitted,
Nick Helsley, Property Manager
NH