

Heritage Village of Palm Beach Lakes Homeowners Association, Inc.
Minutes of the Board of Directors Budget Meeting
March 5, 2018

A Board of Directors Meeting of the Heritage Village of Palm Beach Lakes HOA was held in the Pool Cabana on site on the above noted date.

Call to Order: Meeting called to order at 6:55 pm, by Eric Ferguson, President.

Those Present: Eric Ferguson, Robert DeRoy, Lauren Bush

Also Present: Risa Levitt of GRS Management Associates, Inc.

Proof of Notice of Meeting: Notice of the Board of Directors Meeting was posted at the front of the Community and bulletin boards in all parking lots..

Minutes: Minutes of the December 4 meeting, circulated via email in advance, were approved as drafted.

Financial and Delinquency Reports: Financial Summary presented by Management. It was noted that a current homeowner aging summary will be run and units recommended for submittal to the attorney will be circulated to the Board for approval.

Old Business:

Patio Fencing Replacement – Alpha noted as the preferred vendor. The Board voted to postpone a formal vote until complete detail regarding a Special Assessment is available at the next meeting.

Painting, Metal Drip Edge – A motion was made, seconded and carried to approve RCI Painting and Weatherproofing. Management to confirm with vendor that Sherwin Williams paint will be used for the project. Timeline for project completion also to be confirmed.

Pool Deck, wood floor boards replaced – A motion was made, seconded and carried unanimously to approve Creative Contracting for completion of this project.

Small/Kiddie Pool Renovation – A motion was made, seconded and carried to approve Creative Contracting following Management confirmation of pool surfacing material proposed. Management to confirm if Stucco Gem Finish is comparable to Diamond Brite as used on the main swimming pool.

New Business:

Pool Cabana Furniture – tabled pending additional proposal review

Roof Preventative Maintenance Contract – A motion was made, seconded and carried unanimously to approve Crowther Roofing for a 3-yr preventative maintenance contract

Landscape Proposal, Bougainvillea installation – Tabled pending further proposal comparison

Fining Committee Selection – tabled pending recommendations and/or volunteers for service.

Homeowners' Open Forum: 6920 69th way – concern regarding smoke from another unit in the building filtering in to his 2nd level; report again that there is a pin missing in one of the banks of mailboxes on 69th way. 7205 72nd way – report of graffiti on the sliding board in the tot lot. 7206 72nd way – general concern regarding influx of kids in morning and afternoon hours loitering on the Common Ground. Management to contact the West Palm Police Department and inquire about rounds in the community.

Adjournment: A motion was made, seconded and carried unanimously to adjourn the meeting at 8:00 pm

Respectfully submitted,

Risa Levitt
Property Manager
GRS Management Associates, Inc.