

**Yardley Estates Homeowner Association  
Board Meeting  
Zoom Meeting  
Thursday September 10, 2020 @ 6:30 p.m.  
Minutes**

**Board Members**

1. Debi D' Amato, President
2. Beth La Rosa, Vice president
3. Jessica Sullivan, Treasurer
4. Tomas Lynch, Secretary
5. Steven Katz, Director

**Management Present**

1. Herb Santiago, Property Manager
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1. In light of the pandemic (Covid-19) conditions, The board meeting was held in zoom fashion.
2. Herb Santiago called a meeting to order at 6:30 PM
3. Debi D'Amato moved to approve the minutes of July 8, 2020, Beth Larosa seconded the motion in the minutes were approved unanimously.
4. Debi D' Amato provided an update on the front entrance wall design in addition to requesting that the Association seek additional bids for the landscape company in light of their proposed increase. The previous wall design company had not provided the rendering that was requested or followed up on a number of requests. As a result, the decision was made to proceed with another company to look at this particular project. Another company did come in today September 10, and will provide a proposal along with renderings for the project for board member review as well as community review. Mrs. D' Amato stressed the importance of having community involvement in this project. The board is looking at January 2021 as a timeframe for this project.
5. Additional quotes on the landscaping services will be provided for the board review and consideration for future meetings.
6. The board discussed the condition of the lake and the service is currently being provided by the Lake Management company, Lake Doctor. It was agreed to move forward with another company for this service. Steve Katz made a motion to terminate the services of Lake Doctor pursuant to their agreement with the association, Debi D'Amato seconded the motion, and the motion was passed unanimously. Steve Katz made a motion to select All State Resource management Inc. to provide the Lake Management services twice a month at a rate of \$350 per month. Debi D'Amato seconded the motion, and the Motion was passed unanimously.

7. Debi D'Amato discussed selecting in Julian Prado painting Inc. to do the perimeter wall painting as well as the repairs. Steve Katz requested that the association review the contractual documents prior to having another meeting to formally consider the selection of the company. It was agreed to defer the decision to a future board meeting.
8. In response to a question having to do with Landscaping the association reiterated that the company does not go on to people's personal property they maintain the outside and the top of the hedges along the perimeter of the property.
9. Debi D'Amato also pointed out that the association is looking into the future repair of the homeowner mailboxes after reviewing the budget and other factors. She thanked the board members and homeowners who have been very active in the ongoing projects and their participation.
10. There being no further business Debi D' Amato motion to adjourn the meeting Beth Larosa seconded the motion, the board approved unanimously and the meeting was adjourned at 7:30 pm.