

**Bristol Harbour Village Association  
Annual Meeting  
Saturday, October 2, 2010  
Approved Minutes**

**BOARD MEMBERS PRESENT:** Richard Booth, Candace Ryan, Ellen Monagan, Mark Moretti, Melanie Eisenberg and Bruce Hunt

**EXCUSED:** Leo Raab, Kathy Wydra and Richard (Dick) Scott

**OTHERS PRESENT:** Jay Adams, Richard (Dick) Aikens, Michelle Alvaro, Caitlin Rahm, Paul Lamphier-Bristol Harbour Resorts and Greg Mulhern-Bristol Harbour Resorts.

**CALL TO ORDER:** Meeting was called to order at 9:00 AM

**OPENING REMARKS:**

1. Richard Booth welcomed everyone to today's meeting.
2. He provided a brief overview of himself and stated that he has lived in Bristol Harbour for fifteen years.
3. Richard introduced the Board of Director members, Kenrick Staff, Chris Iversen of Chrisantha Construction, and Greg Mulhern of Bristol Harbour Resorts.
4. Richard stated that Leo Raab and Kathy Wydra are excused from the meeting.
5. The past presidents at the meeting were recognized: Fred Sarkis, Sally Eldon, Joe Charlton, Alan Braun and Bob Belmont.
6. Richard provided an update on Bill Coleman who could not be present at today's meeting.

**NOTICE OF ANNUAL MEETING PUBLISHED-BY JAY ADAMS:**

Jay Adams stated that the Annual Meeting Notice (date, time and location) was forwarded in accordance with section 2.04 of the BHVA By-Laws to all homeowners by first class mail on September 15, 2010. The notice was also published in the BHVA minutes, e-mailed, posted on the website and posted on the bulletin boards. Quorum was verified. 180 residents were present by attendance and/or by proxy.

**APPROVAL OF THE 2009 ANNUAL MEETING MINUTES:**

Before approval was called for the 2009 Annual Meeting Minutes, Richard Booth asked if there were any revisions and/or additions to the minutes.

Bob Temkin-110 Cliffside Drive-Stated that he was a thirty three year resident of Bristol Harbour and that he would like a change to the current minute format. Where it states "Members Present", he would like for it to state "Board Members Present" for there are many other residents in attendance at the meeting who are not listed in the minutes.

*Motion to approve the 2009 Annual Meeting Minutes as amended to state "Board Members Present" by Alan Braun, seconded by Shirley Swart, motion carried.*

**NOMINATIONS TO FILL VACANCIES ON THE BHVA BOARD OF DIRECTORS- BY RICHARD L. BOOTH:**

Richard Booth stated that there are four people running for the vacancies. He thanked the Nominating Committee for their work this year. Richard Booth's and Leo Raab's (Chairman of the Facilities Committee,

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who is unable to attend today's meeting) Board terms end this year. Richard Booth stated that there are four vacancies for the Board this year. Richard Booth introduced the nominees: Jim Mroczek and Robert (Bob) Pierce who are nominated to fill two vacancies, Candace Ryan has fulfilled a three year term and is running for another three year term, and Melanie Eisenberg to complete the term (two year) vacated by Patt Jones.

**VOTING AND COLLECTION OF BALLOTS-BY RICHARD L. BOOTH:**

Voting and collection of ballots commenced at this time. Richard Booth asked the residents who have not yet voted to do so at this time. It was also stated that if someone wished to recall their previously submitted proxy or ballot that it could be done at this time.

**PRESIDENTS REPORT- BY RICHARD L. BOOTH:**

Richard Booth presented his report that was included in the Annual Meeting packets available at today's meeting. He thanked everyone for his or her support. He said a great deal has been accomplished and highlighted the following:

- The Golfside Circle paving/drainage project was completed.
- The Spyglass Hill paving/drainage project was completed.
- Installed a new concrete pad in front of the Recycling Center.
- Converted one of the tennis courts into 2 pickle ball courts.
- Expanded the entry card system for the Community Center to allow residents access to the library.
- The 2011 budget has not been approved. The Board has received 3 drafts to date. Copies will be forwarded to residents.
- The biggest change financially to BHVA is assessments on undeveloped lots. It was determined that undeveloped lots (do not have utilities, roads, etc) are exempt from assessments. Bristol Harbour Resorts has been paying for these undeveloped lots. An agreement was reached with Bristol Harbour Resorts that in the future BHVA will not be receiving fees for these lots. A letter was received from Doug Weins stating that they will not request a refund of previously paid assessments. This has left a shortfall of approximately \$36,000.00 for the upcoming 2011 budget. It does not appear that additional assessments or fees will be necessary for the upcoming year. For example, the insurance requirements for contractors that have been implemented have reduced insurance costs from \$30,000.00 a year to \$6,000.00 a year, installing the trash compactor has saved approximately \$10,000.00, and employee benefits have been capped.

Richard concluded by saying that with the changes that have been made, due to the frugality of the staff and by doing many projects in house, a great deal has been done to save Bristol Harbour money.

**TREASURER'S REPORT- BY BRUCE HUNT:**

Bruce Hunt presented the Treasurer's report. A professional audit was prepared by Boychuk and Co. Certified Accountants. Copies of the audit are available. Contact Michelle Alvaro for a copy.

BHVA ended 2009 with approximately \$50,000.00 in the bank. As of August 2010, BHVA has \$48,000.00 in the bank.

The large project this year was the Golfside Circle paving/drainage repair, the paving of the Community Center parking lot and the installation of the concrete pad in front of the recycling center. For cash flow purposes, BHVA borrowed \$38,000.00 from the line of credit. \$18,000.00 has been paid to date and the remaining balance will be paid off by the end of the year.

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There are open receivables which are assessments/fees that have not been paid of approximately \$6,000.00 per month. Bruce Hunt requested that residents pay their assessments/fees on time. It takes a great deal of the management company's and Treasurer's time to follow-up with collections.

There is still work to be completed on the 2011 budget. 90% of it has been completed and the new Board will be working on completing it within the next month.

**OFFICERS/COMMITTEE REPORTS:**

Individual reports are available in the annual meeting packets. Due to time constraints, individual reports will not be presented at this time.

**PROPERTY MANAGER'S REPORT-BY JAY ADAMS:**

The Management Report is available in the annual meeting packets.

**VOTING RESULTS:**

Jay Adams reported the election results. Election of Board Members: Candace Ryan, Melanie Eisenberg, Robert (Bob) Pierce and Jim Mroczek were elected to the BHVA Board of Directors. 172 votes for Candace Ryan. 171 votes for Melanie Eisenberg. 170 votes for Robert (Bob) Pierce. 174 votes for Jim Mroczek. There were two write-in candidates who received one vote each; Fred Sarkis and Phil Savage. Richard Booth introduced the new Board Members.

Richard stated that these four residents were the only residents to apply for the four vacancies on the Board and all candidates were placed on the slate of candidates. No one was excluded. If a resident wants to serve on the Board, just step up and express your interest.

**CITIZEN OF THE YEAR AWARD-BY CANDACE RYAN:**

Candace Ryan recognized the previous Citizen's of the Year, Ed Marshall (2009), Carolyn Hotchkiss (2008) and Bill Coleman (2007). Candace Ryan then asked D.J. Hubler, who is the Chairperson of the committee, to come forward and present the 2010 Citizen of the Year award. D.J. Hubler stated that there were an unprecedented amount of nominees this year which makes her think that more residents are recognizing the extra-ordinary people who are among us.

***Bob Belmont was named the 2010 Citizen of the Year.*** Bob Belmont, for many reasons, was named Citizen of the Year. He is a past BHVA President, a former Ontario County Town Supervisor, he was the head of the Community Center development committee, he was a member of the FLCC Board of Directors, he was a member of the FF Thompson Board of Directors and is a spiritual leader at his church just to name a few of his accomplishments. Mr. Belmont was overwhelmed by the award and dedicated it to his wife of 59 years, Helen Belmont who recently passed away.

**PRIVILEGE OF THE FLOOR:**

Dave Eldon-5832 Harbour Drive: Gave an update on Bill Coleman who is still hospitalized after having surgery. He suffered complications after the surgery and will continue to be hospitalized for three to six weeks at which time he will undergo extensive therapy. At this time, he can only have visitors by appointment only. Richard Booth thanked Dave Eldon for his update.

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Mike Waters-114 Cliffside Drive: Thanked present and past Boards for their leadership and for looking out for the best interests of the community. He also wished the new Board luck as they go forward.

Richard Booth: Wanted to recognize Richard (Dick) Scott who is unable to attend today's meeting due to commitments he has in Florida. He had forgotten to do this in his opening statements.

Bob Temkin-110 Cliffside Drive: Stated that he was indifferent to pickle ball at first but is delighted that many of his friends are enjoying the sport. He also wanted residents to know that BHVA saved \$10,000.00 because court #1 does not have to be resurfaced. He questioned why tennis court #2 was not resurfaced and inquired when it will be resurfaced. Bob also requested that screens be placed between tennis courts #1 and #2 as well as tennis courts #3 and #4 to cut down on the distraction caused by pickle ball. Richard Booth responded by stating that the items were discussed and does not know when anything will be implemented and that the comments will be forwarded to the new Board and the Facilities Committee.

Fritz Fouquet-56 Cliffside Drive: Stated that he was involved in the nominating process for Board candidates. The committee did consider all candidates for the Board. There were actually five candidates. The fifth candidate did not have a great deal of experience with BHVA but was asked to serve on a committee.

Pickle ball has been great this year. The noise issue was not a big issue. Two pickle ball courts is all that BHVA needs for the foreseeable future.

Carolyn Hotchkiss-5575 Lochcrest Circle: Wanted to let the residents know that Bob Belmont's family was present. They were invited to the meeting to see Bob win the Citizen of the Year Award.

Greg Mulhern-Bristol Harbour Resorts: Commented that it was nice to see that everybody is getting along.

Candace Ryan presented a gift to Richard Booth for all his years of service on the BHVA Board. The Board is grateful for all his years of leadership and commitment to the community.

**NOTICE OF ORGANIZATIONAL MEETING:**

An Organizational Meeting of the Board will commence after the Annual Meeting.

**ADJOURNMENT:**

Meeting was adjourned at 9:51 AM

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Minutes Approved: October 1, 2011  
Michelle Alvaro; Recording Secretary  
BHVA Board of Directors