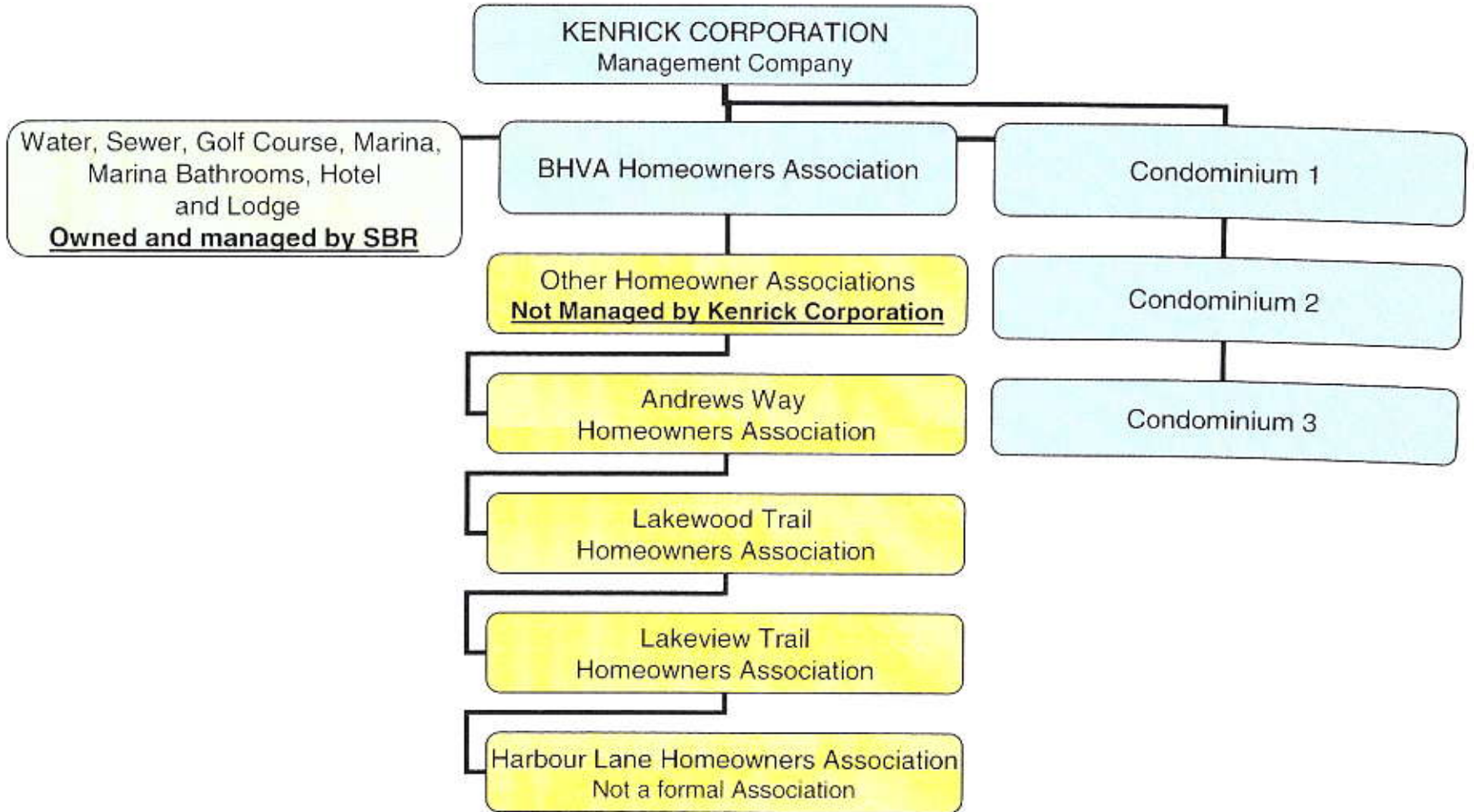




2011
ANNUAL MEETING
REPORTS

BRISTOL HARBOUR VILLAGE



FINANCE ANNUAL REPORT

BHVA Board Annual Report
October 1, 2011
Finance Report

In early 2011, the Board approved and established a Finance Committee. The mission of the committee is to review major financial issues, including the annual budget and Accounting statements, for the BHVA Board. The Committee is chaired by the Treasurer, and by agreement, meet on a monthly basis. After an initial call for Volunteers, the following residents were appointed Dave Eldon, Art Smart, Chet Starowitz, Steve LeBrun, Don Titus, Sr. and Leo Rabb. They have served in an exceptional way, having reviewed and made recommendations on the reserve study, the management review and the 2012 budget.

2010 Audit. The BHVA received an unqualified opinion from Boychuk and Co. 2010 the Association incurred a \$43,000 surplus, which was applied to the negative balance in the Maintenance reserve fund. Also in 2010, there was a loss in income due to a loss in developer assessments. The Association also has a mortgage on the Community Center and loans on 2 trucks. There is, in addition, a \$100,000 line of credit which is being partially used to cover the facility improvements in 2010. Current interest rate for the mortgage is 6.99% and for the LOC, 4.25%.

2011 Financial situation. This has been a very positive year to date financially. All reports reflect finances effective 8/31/2011. There is currently a surplus of \$26,000. Income is slightly over budget, but expenses are under budget by \$27,600. In addition, the Association is in a strong cash position. Available cash is \$76,800 with \$38,000 placed in a money market. An important number to date is an increase in total fund balances of \$364,000, an increase of \$67,000 over 12/31/2010. This is an important measure of solvency. If the trends continue, it will be possible by year end to bring the reserve fund to a zero balance and pay off the line of credit.

Tentative goals for the Board for 2012.

1. Review the financing on the mortgage and loans.
2. Establish a positive maintenance fund.
3. Review and approve a management plan based on the reserve study.

Thank you.
Jim Mroczek

BRISTOL HARBOUR VILLAGE ASSOCIATION
Kenrick Corporation
MANAGEMENT TEAM ACCOMPLISHMENTS
[October 1, 2010-September 30, 2011]

ON-SITE MANAGEMENT (Highlights of duties/jobs)

- As a reminder, the defibrillator located in the lodge, for use by BHVA residents as well as guests, was donated by Barb Adams in memory of her husband Bob Adams.
- Updated Homeowner and Board Directories, Homeowner Files, and Property Files as necessary.
- Prepared and issued correspondence at the direction of the Board in a timely manner. This included typing, e-mailing and mailing as requested.
- Assisted with preparation of bid specifications and supervised execution of work according to terms of service agreements.
- Prepared and issued 2011 Annual Meeting products, presentation, and required notices. These were mailed to the residents on September 15, 2011.
- Distributed Villager Newsletter via e-mail and mail for those residents who have opted for this option. We wish to thank Chet Starowitz for acting as editor for the Villager.
- Responded to **6,429** homeowner requests/concerns, phone calls, e-mails and office visits.
- Conducted over twenty plus property visits/inspections.
- Prepared monthly management and superintendent reports to the BHVA Board.
- Coordinate the entertainment on the beach for Memorial Day and Labor Day weekends.
- Provided frequent updates to the BHVA web site via Wendy Gray-Web Site Coordinator.
- Recorded all deposits and invoices received for BHVA in the site office.
- Developed the property project list for 2011. The staff was able to save the association money by completing numerous projects in-house.
- Assisted all committees with mailings/e-mails/communications to residents.
- Reported and reviewed collections status with Board and work in coordination with the Treasurer on collection process.
- Reviewed all Operation and Reserve Expenditures in accordance with the Operating Budget and payments were made at the direction of the Board.
- Maintain monthly calendar of events.
- Worked with the Facilities Committee on projects within BHVA.
- Completed payroll bi-weekly.
- Met and provided information to the individual completing the Reserve Study.
- Coordinate Community Center reservations. The office has begun taking reservations for 2012.
- Reviewed tax records for the annual meeting (6 hours).
- Recorded and transcribed 10 Board of Director meeting minutes.
- Recorded and transcribed the 2010 Annual Meeting Minutes. Four representatives from Kenrick Corporation were present for this meeting.
- Assisted with the Wednesday Art Class as needed.
- Resident Directories were published and were available for pick up in the main office.
- Worked with the Environmental Committee on educating owners, forwarding applications, typing all EC approvals, forwarding all EC approvals, and completed follow-up to make sure residents have met the contingencies set forth in the approval forms.
- Completed set-up for all committee meetings.
- Continue to update the BHVA Asset List and equipment inventory, which includes the Community Center and its contents.
- Completed necessary paperwork/inspections for all BHVA vehicles.
- Forwarded new homeowner packets to new residents.
- Completed paperwork for seasonal employees.
- Scheduled committee meetings as requested.

BRISTOL HARBOUR VILLAGE ASSOCIATION
Kenrick Corporation
MANAGEMENT TEAM ACCOMPLISHMENTS
[October 1, 2010-September 30, 2011]

- Met with representatives from Casella Waste Systems as needed.
- Staff was on-site from 11:30 am until 2:30 am to assist with sanitary leak that occurred on September 3, 2011.
- Continue to oversee and work with contractors to assure their compliance with insurance requirements.
- Prepared a list of contractors who have met the insurance requirements to work within the village which is shared with residents when they contact the office.
- Ordered supplies for the office, barn and Community Center as needed.
- A representative (majority of 2) from the management company attended all 11 Board meetings.
- Completed the preparations for the annual meeting on October 1, 2011.
- Assisted recreation committee with BHVA events as needed. Forwarded numerous notices regarding various events within BHVA.
- Hired seasonal employees as Recreation Center Attendants and Lifeguards.
- Made sure the fitness room is well stocked at all times. Continue to assist residents on how to use fitness center equipment.
- Met with maintenance and administrative staff on a daily basis.
- Brush removal for the residents is coordinated through the BHVA office.
- On-site staff oversaw the repair to the intersection of Upper and Lower Spyglass Hill.
- Coordinated fire extinguisher inspection for all BHVA common areas.
- Completed and recorded pet registrations.
- Assisted with Bristol Daze event.
- Followed up with resident complaints as required.
- Followed up with pet complaints within our capabilities.
- Completed mass mailings to BHVA residents.
- Completed annual employee reviews.
- Coordinated the refurbishing of the inside of the elevator.
- Received and managed service calls through Service Department, main office and site office. Site Manager, Property Manager, Superintendent and Assistant Superintendent take the calls for maintenance/repairs and coordinates work according to maintenance responsibilities, contract terms, and Board priorities and policies. Staff is on call 24 hours a day seven days a week for emergencies only.
- Assisted residents with the keyless entry system and demonstrated the use of the card on numerous occasions. Also processed entry cards for residents when needed including the process for library usage.
- Attended meetings with the Paul Lamphier, maintenance staff and the engineer from Parrone Engineering regarding the Community Center leak.
- Met or corresponded with the Board President on a regular basis.
- Received and recorded all monies received from pet registrations, entry cards and brush removal.
- Processed entry cards as needed
- Forwarded notices to Golfside Circle residents regarding the need to move their cars for snow removal.
- Reviewed and updated property schedule and equipment inventory as needed
- Developed notices for the Board meetings.
- The Administrative Assistant or BHVA Site Manager stocks the community center with supplies every Friday and maintains the office and Community Center inventory.

BRISTOL HARBOUR VILLAGE ASSOCIATION
Kenrick Corporation
MANAGEMENT TEAM ACCOMPLISHMENTS
[October 1, 2010-September 30, 2011]

- Assisted in coverage for Condominium Site Manager when he was on vacation.
- Completed copier count for all entities on a monthly basis.
- Posted new labor law documents in Community Center and at the maintenance barn.
- Forwarded annual letters to pet owners reminding them of BHVA Rules and Regulations. This is done on an annual basis.
- Coordinated roll-off dumpster for brush removal.
- Continue to refer residents regarding their finances to the main office. The site office does not have access to any financial information.
- Filed police reports in regards to vandalism that occurred on the property and obtained the police reports.
- Corresponded with Kent Rohrer (BHVA and the Condominiums rent the barn from him) on several occasions regarding barn issues/lease.
- Obtained many documents from Ontario County and the Town of South Bristol that pertains to Bristol Harbour.
- Followed up with residents who discarded items in the recycling center that cannot be placed there.
- Met several times with Paul Lamphier and engineers regarding water leak issues.

MAIN OFFICE MANAGEMENT

- Prepared the monthly financial statements which show all expenditures and receipts.
- Corresponded with site staff on a daily basis.
- Distributed monthly 2011 coupon books to residents.
- Prepared bid specifications, requested bids, prepared contract documents, and verified adequate insurance for work on property. Supervised execution of work according to terms of service agreements and authorized payment upon Board approval of completed work.
- Reported and reviewed collections status with Board and work in coordination with the Treasurer on collection process.
- Prepares all contracts for BHVA projects.
- Reviewed all Operation and Reserve Expenditures in accordance with the Operating Budget and payments were made at the direction of the Board.
- Maintains records of all receipts of expenditures.
- Maintain all records of insurance coverage carried by the Board.
- Provided information required for real estate closings through Condo. Certs.
- Executed contract with Re-Surface regarding the repairs to the intersection of Upper and Lower Spyglass Hill.
- Prepares statement of common charges as requested for real estate sales.
- The 2010 audit was completed.

MAINTENANCE OF REAL PROPERTY (Highlights of duties/jobs)

- The Seaweed was cut in the beach area two times this season.
- Attended meetings with the Property Manager, Paul Lamphier, and the engineer from Parrone Engineering regarding the Community Center leak.
- Met with contractors for the Golfside Circle Re-paving Spyglass Hill and Community Center parking lot project and repair to the intersection of Upper and Lower Spyglass Hill and supervised the work.
- Complete all snow removal and salting during the winter months to assure resident safety (this was a priority during the winter months).
- Conducted minor maintenance on Community Center and Recycling Center as needed.

BRISTOL HARBOUR VILLAGE ASSOCIATION
Kenrick Corporation
MANAGEMENT TEAM ACCOMPLISHMENTS
[October 1, 2010-September 30, 2011]

- The staff was able to save the association money by completing numerous projects in-house.
- Delivered Board and resident correspondence as needed as a cost saving measure to the association.
- Met with Site Manager on a daily basis.
- Installed and removed beach equipment each season.
- Worked with BCYC representatives on set-up and clean up of Bristol Daze event.
- Check the operation of elevator, base of elevator and elevator phones. Installed winter ceiling panels for the season.
- Repainted and repaired picnic tables, dog stations, boxes at the beach and benches as needed.
- Conducted maintenance checks and completed minor repair on all vehicles and BHVA equipment.
- Installed steps for the beach for the season and inspected the steps and railings.
- Removed shale from the beach area, building #1 and at the back of the elevator as needed.
- Coordinated repairs on the trash compactor and assisted repairman as needed.
- Completed painting and repairing of trash holders. New trash holders were constructed as needed.
- Install and removed holiday decoration each season
- Installed street signs.
- Repaired bulletin boards and installed new cork board and windows as needed.
- Installed tennis court nets, windscreens, and installed a rim and net on the basketball court. These are removed during the winter season.
- Installed speed bump and "No Parking" signs along Cliffside Drive each season as well as added a new Stop Sign at Cliffside Drive.
- Repair snow plow damage to the lawns each season.
- The car wash and water fountain at the tennis courts were not operational this season due to the water leak behind the Community Center.
- Install and remove beach equipment and swim markers each season.
- Coordinate planting of butterfly each season.
- Tennis court water fountain was installed for the season but were not operational due to the water leak behind the Community Center.
- Replaced mailboxes as needed and stained mailbox post and conduct repairs as needed.
- Installed new rope along the break wall at the beach.
- Clean barn and shop as needed
- Picked up supplies as needed
- Washed windows, cleaned blinds, and washed gutters at the Community Center as well as power washed the building.
- Installed snow fences along walk way at the Community Center and plow markers around Village for the winter months.
- Cleaned forever wild area behind units 11-24 on Golfside Circle.
- Constructed new break wall by steps near buildings #2 and #3.
- Constructed a new base for the bumper pool table in Recreation Center.
- Installed new timer on lights to lower doors of the Community Center and along the roads.
- Constructed a rack to hold the hand weights in the Fitness Center.
- Repaired a break in an underground wire leading to the street light located in the Community Center parking lot.
- Installed Penny Saver mailbox by Community Center.
- Replaced broken gas pump meter on the barn gas tank.
- Met with representative completing the Reserve Study.

BRISTOL HARBOUR VILLAGE ASSOCIATION
Kenrick Corporation
MANAGEMENT TEAM ACCOMPLISHMENTS
[October 1, 2010-September 30, 2011]

- Coordinated annual air conditioner and furnace servicing.
- Coordinated fire extinguisher inspection.
- Prepared beach for Memorial Day Party and Labor Day Party which included set-up of a band stand, fire pit, fire wood, tables, etc.
- Built Shelves in Community Center utility closet to hold the electronic equipment.
- Supervised the digging of trench (from Community Center to Recycling Center) and installation of conduit for security camera installation.
- Assisted with preparation of the Community Garage Sale.
- Coordinated weed and pest control services.
- Repainted lines in the Community Center parking lot, the basketball court and the Golfside Circle parking lots.
- Developed chart outlining cable outlets and electric in Community Center.
- Repaired hole by fence on tennis court #3.
- Replaced photo eye on light near elevator.
- Replaced smoke detector and carbon monoxide detector in Community Center.
- Planted new trees/bushes in front of building #3 and met with residents beforehand.
- Repaired gate that bridge that goes over the sluiceway.
- Stained the Recycling Center and the fence around the trash compactor.
- Installed new carpet on the marina walkway and sun dock. These costs were shared with South Bristol Resorts.
- **Ongoing maintenance includes (for BHVA common areas including the nature trails):** cleaning beach, elevator, road sides, ditches, intersections, parking lots, tennis courts, and drains as needed; purchasing supplies; checking/cleaning refuse rooms, sweeping and breaking down cardboard as needed on a daily basis; checking street lights, community center lighting, beach stair lighting and replacing light bulbs/conducting repairs as needed; emptying trash cans and dog stations 2 x's weekly; cleaning and raking beach; conduct checks on roadside drain covers; lawn mowing (1x weekly), weeding, tree trimming, trimming of bushes, watering plants;

ENVIRONMENTAL COMMITTEE ANNUAL REPORT

BHVA Environmental Committee Annual Report October 1, 2011

Oct 2010- Sep 2011 COMMITTEE MEMBERS: Dave Allen, Melanie Eisenberg (Co-chair), Tim Harrington, Barbara Hunt, Mary Murphy, Dick Scott (Chair), Don Titus, Jr.

EC MEETINGS: The BHVA Environmental Committee met monthly with the exception of December 2010, February 2011, and June 2011, to review and/or approve applications from the community. Committee members also met with residents periodically to visit property requests first hand.

APPLICATIONS: The EC committee for the recent BHVA Board Year, October 2010 through September 2011, handled 57 applications for BHVA residents .

Approved Applications: 54 Applications were approved, many with contingencies as needed to ensure proper implementation. 1 Application was rejected. 2 Applications are in progress.

Disapproved Applications: The original application for excavating a drainage swale on Lakewood trail was disapproved and withdrawn, but an engineering study is underway to create a viable alternative in order to solve significant water problems caused by heavy rains.

Significant Applications: The BHVA Villas offering plan was approved by New York State but the economy has prevented any construction. A new patio home on Lakewood trail was approved and construction has begun.

CORRESPONDENCE: The EC committee handled special items of correspondence independent of applications at each monthly session involving complaints, confusion over rules and EC violations.

NEW POLICIES IN 2011: The EC Committee fully implemented a process for approving applications via e-mail and expedited most EC applications during the year. This policy generally required unanimous agreement with no dissensions in order to complete the process without face to face discussion at the earliest scheduled EC meeting.

2012 GOALS: The EC committee plans to implement an update to simplify the EC application process that was created during 2011. The EC also plans to review guidelines for update and simplification. The EC Committee will continue to examine ways to improve tree safety on BHVA properties and create and agreed policy for replacement of diseased ash trees over the coming years.

FACILITIES COMMITTEE ANNUAL REPORT FOR 2011

1. Completed Reserve Study which will help us identify critical maintenance projects and budget for future projects.
2. Completed upgrades to the elevator car.
3. Carpeted dock
4. Crack sealed roads
5. Repaired parking lot and Golf Side Circle asphalt under warranty
6. Stained recycling center
7. Negotiated lease extension of maintenance facility
8. Started engineering process for maintenance of Cliffside bridge
9. General Maintenance of property during record rains in May, severe drought during July and amazing down pours in August. Kudos to Dan and Andy.
10. Emergency repair of sink hole on Spyglass

Respectfully Submitted;

Bruce H. Hunt
BHVA Facilities Chairman

RECREATION COMMITTEE ANNUAL REPORT

RECREATION COMMITTEE - ANNUAL REPORT

Respectfully submitted by Melanie Eisenberg

Recreationally speaking, 2010-11 has proven to be chock-full of activity and enjoyable for all. Recreation Committee members include Carolyn Hotchkiss, Jan Starowitz, Karol Mroczek, Wendy Walsh, Kristie Braun, Polly McCarthy, Ellen Beck, Mary Murphy, Sue Hostler, and Candace Ryan, every one, hard-working and dedicated. Besides my "go-to gals," there are a number of enthusiastic volunteers on whom we heavily depend. As I view the ever-growing range of activities - and the enthusiastic volunteers we are so fortunate to have assisting in all these areas, I continue to be amazed at all the diverse activities and benefits available for our enjoyment - besides the spectacular view and our very friendly Bristol Harbour "citizens."

We began a tradition I hope we can continue. We had our first ever "Destination Neighbors' Night" at Life Path Spa. We welcomed over 34 Bristol Harbour residents and they brought their bottle and dish to pass right up to the Spa, where we all enjoyed looking around at the beautiful facility - yet another amenity for our use and enjoyment. Melissa Endres offered reduced prices on all their "services," and a goodly number of our residents took full advantage of the generous offer! Last I heard, they had all enjoyed their "treatments" immensely.

Our "Villager" editor, Chet Starowitz, has resigned, after putting in a few strenuous years of collecting, collating and distributing our community newspaper. He is, as yet, irreplaceable, and we want to give him a hearty "Thank You, Chet" for all his time, energy and devotion to the project. If anyone has an interest in continuing the "Villager" tradition, please contact Michelle Alvaro at the Community Center office to find out more about it. Late Breaking News: The Villager is BACK. Thanks to the efforts of Michelle Alvaro, we can enjoy The Villager once again. We are so grateful, Michelle.

Jan and Chet Starowitz continued the tradition this year with the Second Annual Kentucky Derby party. Much organization led to fun for all, and the second one was just as popular and well-attended as the first. Thank you both for your efforts, and I know we're all looking forward to Number 3.

Jan and Chet Starowitz are full of great ideas. They also suggested the community hold a chili-cook-off - and another great get-together was born. The 1st Annual Red Hot Chili Lovers' Cook-off was held Valentine's weekend - and everyone had a "red hot" time. Our celebrity chef, Brian Alvaro, was "in the house" to select his favorites, and our participants selected their favorites also. A great time was had by all. The idea has caught on and a second cook-off will be held.

April Neighbors' Night was "New Orleans on Lakewood Trail," hosted by the Eisenbergs, with John Beck's fabulous New Orleans Jazz Band, Bourbon Street Parade "in the house." They were tremendous, as they always are. Guests donned derbies and beads, the Hurricanes were flowing freely, and everyone sang, danced and enjoyed the merriment.

May was a fabulous month - not only for the huge beach party we celebrate each Memorial Day weekend, but because Kristie and Alan Braun resurrected our beloved Garage Sale! What a ton of work they put into the effort (which is a major reason why they had to shelve it in the first place). They work on the event for weeks prior to the actual date. On the day before the event, they are working constantly at the Community Center yard to prepare and then the day of the event, they are there, bright and early, along with our dedicated team of volunteers on whom we can always depend. Larry Hubler, Peg Beaulieu and Dan and Andy, of course, without whom none of this could be possible. We had many resident vendors and the business was brisk and fast-paced - for the rainy, gray day that it turned out to be. We sold hot soup, baked goods and beverages - all donated by our wonderful volunteers. The proceeds all go to the benefit of the Recreation Committee. At the end of the day, everyone left - tired but cheerful, and very happy that the Garage Sale is back at Bristol Harbour - all THANKS TO KRISTIE AND ALAN BRAUN.

June was "Luau Night" at John and Ellen Beck's home - all decked out in "An-tiki." We were served an exotic luau punch and most everyone donned their Hawaiian finery. Prizes were awarded and a good time was thoroughly enjoyed by all. We hope the Becks will consider making this an annual event!

Cathy Finley tirelessly promotes the theater - in Naples, Rochester and surrounding areas. She alerts a long list of folks of what there is to offer, and she then takes orders for tickets, which she picks up and, in turn, distributes to happy theater-goers. On occasion, transportation is arranged to and from events a further distance away, and dinner or lunch added to the "menu du jour." Thank you, Cathy, for your devotion and hard work. It is very much appreciated.

Papa Pickleball, Fritz Fouquet, continues to promote this great sport. He and Barb, Len and Ellyn Ceglie, Marilyn and Tim Noffsinger, are only a few who gather together on a regular basis, not only to play pickleball but to teach the sport enthusiastically to "newbies," so that everyone has the opportunity to enjoy the sport that has taken over the world as we know it.

The gardens surrounding our beautiful Community Center, and the Butterfly Garden, are a source of pride and enjoyment throughout Bristol Harbour. The picturesque end result is mostly the result of Carolyn Hotchkiss' skill and endless dedication to the planting, watering, weeding, nurturing . . . and devotion to deadheading. She has a regular "Garden Club" and the folks assist from time to time (especially Polly McCarthy, Marcia Couch, Bill Huber and many others). Thank you all, but the bulk of the gardening effort falls to her. Thank you for your hard work, Carolyn.

One of our favorite long-timers, the lovely Evie Adams, graciously arranges the Ladies' Luncheon held at the Lodge the second Monday of each month. There are a number of "regulars" who look forward to the meeting to catch up on prior month's happenings. Thank you, Evie, for your tireless efforts to keep the luncheon going.

Kristie Braun has become our "go-to" gal for Yoga. Cathy Fields and Melissa Endres run very popular classes at Life Path Spa and Kristie keeps everyone posted on the class - and alerts everyone when a new class is added. Many thanks to Kristie for her time and effort.

Karol Mroczek, an awesome line dancing instructor, took an interest in the Square Dancing Neighbors' Night hosted a couple of years ago. It was not repeated in 2010, and Karol wanted to see its rebirth. So, she found us a band, and the Harbour Lane neighbors invited us to hold a square dancing - and line dancing - Neighbors' Night this past July. Hank and the Hustlers charmed us with great toe-tappin' music. For six weeks prior to the July 30 hoedown, Karol volunteered to teach us a few line dancing routines so that we were more able to participate and have a great time. She was terrific, very giving of her time and talent, and a number of regulars met at the Community Center parking lot - and the basketball court - to practice our steps. When the big night came, we all got out and "shook it up" for the crowd. About 80 people attended and had a truly fantastic time. I hope we did Karol proud! If Harbour Lane folks can stand us, we hope to make this an annual event!

We lost our beloved Bill Coleman in 2010, but his lovely wife, Muriel, hosted the best tribute I've ever attended. A huge crowd gathered to pay tribute to this one-of-a-kind fellow. Muriel, you done Bill proud! Everyone in attendance enjoyed themselves and, of course, we will never forget Bill Coleman. He left his mark on our community. In fact, the Century Tournament was held this year in July and it was dedicated to Bill and Muriel Coleman. It was a perfectly beautiful day, everyone had a wonderful time, and a lilac bush was planted in memory of Bill and to honor Muriel, for their lifetime devotion to the sport of tennis, and to the good of the Bristol Harbour community in general.

Another first in August. We invited our local Town of South Bristol and County of Ontario politicians to our Neighbors' Night held at the Community Center, to meet the constituency here and to talk about what their plans were for our beautiful town. It was very well attended, by our residents and also by the politicians (8 of the 10 invitees were able to attend). It seems that, even though a number of our residents cannot vote here in South Bristol and Ontario County, since this may be their second home and not their primary residence, they do pay taxes and may very well want to keep track of what plans the politicians may have for our beautiful community.

In September, another first: a Destination Neighbors' Night held at Heron Hill Tasting Room, just up the road a bit. The staff there is fabulous to work with, and couldn't be more accommodating to us. Door prizes, wine tastings and whoever wanted to enter their dish to pass, a contest for the six tastiest recipes made with any of the brands of Heron Hill wine - or for the non-alcoholic crowd, grapes, grape juice or cider could be your "ingredient of choice." There have been extensive renovations done to the facility and it is simply beautiful, overlooking the vineyards and the lake - a sight to behold. And, an evening to remember. Fantastic! We've been pressed to make this an annual event - and I think we will!

The number of kayak paddlers continues to grow here at Bristol Harbour. The sport is enjoyed by many and is a fantastic form of exercise activity and camaraderie.

Dominoes continue in popularity, with a regular group meeting on certain Tuesdays.

A euchre club has begun and I believe it meets the second Friday of each month from fall through late spring. Ellen Beck heads it up and enthusiastically encourages new players.

Two of our very talented artists, Evie Adams and Sally Eldon, hold regular art classes at the Community Center for everyone interested. Thank you, ladies, for your continued support of the arts in our community. There are also regular craft classes, quilt, knitting and crochet classes - most everything to peak the interest of our residents and provide regular interaction among neighbors. If you don't find something already established in which you have an avid interest, start a club, reserve a room in the Community Center, . . . and you are up and running! Again, thank you participants for keeping each other informed and involved.

Thanks to Van Bicknell, Mattie Bicknell's son, and other very capable "firebugs," a great number of Bristol Harbour folks could be found down at the wildly popular beach party - Memorial Day, Fourth of July and Labor Day - enjoying the glow of firelight, roasting marshmallows for s'mores, and listening to the strains of our favorites - Meyer and McGuire. What a truly fantastic way to enjoy the holidays, and each other. It just does not get any better than that!

The library in the Community Center is a continuing source of enjoyment for our avid readers in the neighborhood. A number of our readers and very dedicated citizens, headed up by Chet Starowitz, the individual who has generously undertaken the organization of the library, and keeping the library shelves well-stocked and organized. Thank you all for your tireless effort in promoting the love of literacy throughout Bristol Harbour.

We must recognize the efforts of the on-site staff: Michelle, Kevin, Caitlin, Dan and Andy. Anything needing doing, they do; anything needing moving, they move; anything needing fixing, they fix; anything needing ANYTHING, they take care of it. Whether it happens during their work week, or on their day off, they are there to help us through whatever may occur. Many times during their busy days, they go out of their way to help any number of us with any number of problems we may have. The "Kenrick Kids" do it all for us. And, we appreciate them, oh so much. Dick Aikens, your staff is . . .

A - W - E - S - O - M - E : Awesome, Awesome . . . TOTALLY! Many thanks.

Last, but certainly not least, are the great number of Good Samaritans residing here at Bristol Harbour - the angels among us, who stop by and visit and take meals, run errands, and even transport our residents who find themselves with an illness or infirmity, making it difficult and, at times, impossible to get out and about. I hear every day of one or another of these good folks rendering some act of kindness for another. It is heartwarming and encouraging to hear, since we can count on the fact that, if it were one of us, another of us would be kindly tending to our comfort and well-being. That is what this community is all about - people helping people. It is so reassuring to live amongst such charitable neighbors.

I know there are any number of others who give of their time and energy to consistently make Bristol Harbour the "Chosen Spot" to live for all of us. They do so, not for thanks or praise or recognition, but simply because they are so thankful to be fortunate enough to live in a place such as this. It makes you want to give of yourself for all we enjoy here. Many, many thanks to all of you for taking the time and making the effort to make our "neighborhood" such a pleasant place to live . . . and play.

Life is Good in the Harbour,

Melanie Eisenberg,
The one with the fun job

COMMUNICATION COMMITTEE ANNUAL REPORT

Communication Committee Report- Bob Pierce, Chair and Sole Member

The Communication Committee has focused this year on the BHVA website. Wendy Gray, our webmaster, has worked closely with Michelle to get meeting minutes, announcements and news on the site in a timely fashion. It took us way too long but we eventually got the website accessible from search engines, which it had not been before. We have also made efforts to improve it's usefulness to community members. We now have links to the Bristol Harbour Resorts website and to the town websites of South Bristol, and Canandaigua.

For next year we hope to give our website a new, more contemporary look, to include a description of what BHVA is, and to include more pictures showing ourselves more accurately and more attractively (yes, both are possible) to online visitors.

Another possibility for this coming year is to see what opportunities there are beyond the website for this committee to contribute in other ways to better communication. We are a community of many moving parts, many groups, formal and informal. There are lots of ways our communication with each other can go away. Whether this committee, hopefully with a few more members, can help with that is an open question.

Please share your thoughts about any of this, and let me know if you'd like to be on the committee.

**TOWN OF SOUTH BRISTOL TOWN BOARD/PLANNING
BOARD AND ZONING BOARD ANNUAL REPORT**

Special Committee Report

Town of South Bristol Town Board/Planning Board/Zoning Board

The purpose of this committee is to keep the residents of Bristol Harbour and members of the BHVA Board of Directors informed about current issues being discussed and decided in the Town of South Bristol. This is accomplished by monthly attendance at the South Bristol Town Board Meetings as well as a thorough review of the minutes from the Town Board, Planning Board, and Zoning Board meetings. We are also on the electronic mailing list to receive information important to the residents of the Town of South Bristol from the Town Clerk.

Ellen Monagan

Oct 1, 2011

Dear BHVA Friends and Neighbors,

I'd like to take this opportunity to thank you for coming today to participate in this 2011 annual meeting. I am sorry for not being here, but my work schedule has become increasingly demanding with lots of organizational change and more and more regional travel. No I'm not out delivering the Daily Messenger but if you'd all subscribe, it might help us to meet our budget goals by the end of the year!

It has been a busy year at Bristol Harbour Village! As you may recall from last year, the Board welcomed Jim Mroczek and Bob Pierce to their BHVA service. Jim became our Treasurer and Bob, our Communications Chairperson. I thank Jim also for stepping up to chair last months Board meeting and today's annual meeting. Go easy on him please, we don't want to scare him off, and we're hopeful that he will continue in even more of a leadership role in the new year!

One issue that was noted last year as a priority for BHVA and was championed by Mark Moretti: namely to reduce BHVA's tax liability on the Community Center, has gained some ground but is not yet concluded. Mark has spoken several times with Mary Jo Korona, the attorney who is representing the Town in our tax assessment proceeding. Rather than take further legal action, we have requested a meeting with Dan Marshall the Town Supervisor. Dan will schedule a meeting with Jim Scharzter, Mary Jo Korona, Melanie Eisenberg, Mark Moretti and me to further discuss and hopefully come to agreement about a lower tax rate.

In January 2011 the Town of South Bristol presented their findings of their review of the Bristol Sewerage Corporation, a statutory process to be conducted at least every 5 years or when the Corporation may petition the Town for a rate increase. There was not a request for any rate increase in this case. . It was clarified in the Town presentation that although the Sewerage Corporation does not fall under Town governance, the Town of South Bristol was conducting its required review under NY State Transportation Corporation Law Article 10.

- The South Bristol Town Board made the following determinations in regards to the review:
1. Loan Obligation Determination-At the December 27, 2010 Special Meeting of the South Bristol Town Board, the motion was accepted and carried authorizing Bristol Sewerage Disposal Corporation, Inc. to restructure the existing loan obligation for the sewer plant project of 2006 as follows: Set the fixed portion of the loan to 450K, amortized for 7 years at 5% with a renewable option in 5 years, and set the variable portion of the loan to \$93K. Pay down \$12K on January 1, 2011, thereby leaving a balance of \$81K at a rate of 3.25%. The restructuring of the loan may lessen the loan by 2 years, thus the \$23.50 assessment would end sooner.
 2. Tap-In-Fee Determination-Upon discussion and deliberation, the Town Board moved and accepted that the tap-in-fee of \$2,500.00 remain unchanged for all new customers and that the fee be used to retire the loan obligation as detailed in Town resolution #21-2006. Upon termination of the loan, the \$2,500.00 tap-in-fee will be directed to the capital reserve fund.

In response to recent necessary Sewerage Corporation repairs, I called for a meeting between several members of the BHVA Board and representatives from the Condos to meet with Doug Weins, Greg Mulhern and Paul Lamphiere. Doug hosted the meeting on September 23rd to further discuss the capital reserve fund, how it works and how much is available for maintenance when there is a need to respond to immediate sewer or water needs of the community. We all

agreed that improved communication processes need to be developed moving forward. There may be further details in the Steering committee report.

In March the Board hosted a community meeting to share concerns for the Lakewood Trail water drainage issues. To date, the Lakewood Trail drainage issue is still being reviewed. The South Bristol Resorts has agreed to pay half of the engineering study to determine an appropriate response to the issue. Greg Mulhern has suggested that a retention pond may be the solution. The resorts also continue to study the issue of the water leak behind the Community Center. We are fortunate that we had representation from the Resorts at our meetings through the past year. In Dec, Jan, May, and August Greg Mulhern attended our BHVA Board meetings. In Jan, June, July and August, Paul Lamphere attended.

This past year has also been a busy and diligent time of considering the managing agent contract renewal process. As you all know, an Ad Hoc Committee was formed to conduct the due diligence of producing an RFP and interviewing qualified managing agent companies. The Ad Hoc Committee presented its recommendation to the Board in August. It was decided by simple majority vote that BHVA would engage in a re-negotiation process with Kenrick Corporation. Though the Board has not concluded its process of re-writing a re-newed contract with Kenrick Corporation, we are in that process and will look forward to continued and improved services for all of our residents. The Board will engage with the managing agent toward identified goals and will use a performance matrix to track our success toward goal attainment. I especially want to thank the members of the Ad Hoc Committee for their tremendous contribution of time and effort into this diligent work. Thank you, Alan Braun, John Constance, Kathy Wydra, and Bruce Hunt. I couldn't have asked for a more dedicated team of professionals.

And, Congratulations to Kenrick Corporation. We look forward to your expert management services and facilitating the collaboration and problem solving processes so needed in this unique and complex community of several HOA's under the BHVA umbrella.

The Committee reports will surely give even more detailed information about our progress this year and my congratulations to the new Citizen of the Year as well as our new Board members!

That is certainly enough from me. Have a good meeting!

Candace Ryan

President BHVA