

Bristol Harbour Village Association

April 22, 2010

Board Meeting Minutes

Members Present: Richard Booth, Candace Ryan, Patt Jones, Leo Raab, Richard (Dick) Scott and Mark Moretti.

Excused: Ellen Monagan, Bruce Hunt and Kathy Wydra

Others Present: Jay Adams, Michelle Alvaro, Lucinda Hampton, Kathy Scott, Mattie Bicknell, Bill Coleman, Sally Eldon, Dave Eldon, Kristie Braun, Alan Braun, John Constance, Dave Hewson, Gail Hewson, Carolyn Hotchkiss, Rich Russ, Bernice Caprini and Wendy Walsh

1. Call to order: Meeting was called to order at 7:05

2. Opening Remarks:

- Richard Booth stated that the Golfside Circle and pickel ball projects are making progress and will be soon underway.
- Richard stated that 2 letters were received from Fred Sarkis, the board will continue to maintain a neutral position. Fred is going to go ahead with an article 78.

3. Privilege of the Floor: Privilege of the Floor will open for questions for 10 minutes. After the time allotted, the floor will close until 'New Business' at the end of the meeting. At this time, the Board will take questions that pertain to this meeting. There is no visitor participation during the meeting. Privilege of the Floor will be re-opened at the end of the meeting.

- Bernice Caprini-5536 Vardon Drive: Suggested that a notice should be put in the Villager, letting residents know that complaints regarding fireworks should be directed to the Town of South Bristol. Michelle Alvaro will ask for a schedule of fireworks from Greg Mulhern.
- Bill Coleman-6 Harbour Lane: Thanked Patt Jones for mentioning the Ontario Red Cross Benefit Concert featuring Paulsen, Baker and Garvey, in the Villager. Bill also asked for a Financial Statement update on the Community Center. Jay Adams stated that he would refer to this in the Treasurer's Report.
- Dave Eldon-5832 Harbour Drive: Stated that he has asked for a Financial Report on the Community Center 32 times and still has not received one.
- Rich Russ-107 Cliffside Drive: Stated that the advertisement from the developer states a private beach and other BHVA amenities on its web site. He inquired how the new cottages would affect BHVA amenities. Mark Moretti and Richard Booth responded and stated that the Board has not made a final decision whether

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to allow the new cottages to use BHVA amenities. He also stated that Condominium 2 board has decided to start towing any vehicles that do not belong in the Condominium parking garage.

- Bernice Caprini-5536 Vardon Drive: Bernie stated that at this time the condominiums do not allow wedding parties and golf groups so why would we allow them now that the cottages have been built.
- Gail Hewson-9 Spyglass Hill: Is opposed to the use of BHVA amenities by SBR's new cottages.
- Alan Braun-12 Harbour Lane: The decision to allow use of the BHVA amenities by SBR's new cottages should be a decision made by the residents.
- John Constance-5 Spyglass Hill: Inquired how many units are to be built by Chris Iverson.
- Kathy Scott-50 Cliffside Drive: Asked if the patrons of the lodge get to use the beach. Jay Adams responded, stating that the developer pays an assessment fee that allows guests to use the beach.
- Mattie Bicknell-4 Spyglass Hill: Stated that Dan Stephens and Andy Morey were doing a fantastic job working on the property. The village looks nice.

4. Approval of March 23, 2010 Board Meeting Minutes:

Motion for approval of the March 23, 2010 Board Meeting Minutes by Mark Moretti, seconded by Leo Raab, motion carried.

5. Reports:

Bristol Harbour Resorts/Steering Committee Report-By Mark Moretti:

- Regarding the assessment issue, Mark stated that the assessor is getting together a tax roll for the Town of South Bristol. He is currently working with the assessor on reducing the assessment on the Community Center. He has provided him with information as to why BHVA is looking for a reduction in tax base.
- Grievance day will be held in May.
- July 1st is when the final tax roll comes out.
- Mark stated that he spoke with the assessor regarding the Community Center stating that the Community Center should not be assessed at full market value, due to the fact that the center is assessed on all homeowners units. Mark stated that we could file a grievance with the Town of South Bristol and he would be willing to do so. Richard stated that he would hand deliver it if needed.

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Motion for approval of Bristol Harbour Resorts/Steering Committee Report by Mark Moretti, seconded by Patt Jones, motion carried.

Property's Manager's/Site Manager's Report-By Jay Adams & Michelle Alvaro:
Michelle Alvaro let the BHVA Board know that the updated Declarations have been mailed or delivered to all residents.

Bristol Harbour Resorts-By Paul Lamphier and Greg Mulhern:
There is not a report at this time.

6. Standing Committee Reports:

Environmental Committee (EC) Report- By Richard (Dick) Scott:

- Dick Scott stated that the last meeting was held on Monday April 19, 2010.
- The EC now has 3 new members, Mary Murphy, Tim Harrington and David Allen.
- The EC has reviewed the new home construction, Lot #18, on the corner Bristol Harbour Blvd. and Vardon Drive. It is a split level home to be built at approximately 1,648 square feet. The builder did not fail to meet the requirements but there is concern about the style, size and potential selling price of the property. It was determined to have a residential meeting for those who live on Vardon Drive, Hagen Trail, Jones Way, Hogan Lane and Medalist Lane. The committee did not approve or disapprove the application. It was mentioned that a copy of the drawings be placed in the library for public review.
- Dick Scott also stated that at March's EC meeting, the committee reviewed the issue at 13 Spyglass Hill in regards to the removal of large living trees. Dick Scott will be doing a letter to the owners imposing the \$100.00 fine for not doing an EC application, also with recommendations to the owners to replant trees in those spots within a specific time frame or face another fine. Dick Scott will draft the letter and e-mail it to all BHVA Board members to review and for approval before mailing letter.

Motion for approval of Environmental Committee Report by Leo Raab, seconded by Candace Ryan, motion carried.

Facilities and Maintenance Committee Report-By Leo Raab:

- A walk around is planned, weather permitting.
- The maintenance staff will continue to put filler in cracks in the tennis courts to patch them up for right now. Other options were reviewed, but due to moisture on the courts, it would be costly and would not be permanent a permanent repair.

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- Leo Raab stated that there is money in the budget for a new lawn mower.

Motion for approval to purchase a new riding lawn mower by Leo Raab, seconded by Dick Scott, motion carried.

- Leo Raab reported on the status of the Golfside Circle repaving project, Community Center parking lot and the area in front of the recycle center. The budget for this project is \$140,000.00. The bids are coming in ranging from \$133,000.00 to \$210,000.00. The Facilities Committee will complete all projects if the costs stay within the budget of \$140,000.00. If not, one of the projects will be removed.
- Leo stated that he is still collecting information on the truck usage by Dan Stephens and will have a report to the board with in 2 months.

Motion for approval of Facilities and Maintenance report by Leo Raab, seconded by Candace Ryan, motion carried.

Recreation Committee Report-By Patt Jones:

Patt Jones provided an overview of the following:

- Neighbors' Night dates and locations. Notices will be posted on web site and around the community each month. Neighbors Night for May will be held down on the beach with a bonfire.
- Patt Jones highlighted ongoing events, such as yoga classes, art classes, line dancing, ladies luncheon and ladies dominoes.
- Patt Jones noted the special event, Kentucky Derby Party will be held on May 1, 2010.
- Patt Jones spoke about possible up coming events, NIA classes and gentle Kayaking.
- BCYC will host a welcome back party on June 6, 2010.

Motion for approval of Recreation Committee report by Patt Jones, seconded by Leo Raab, motion carried.

Treasurer's Report-By Jay Adams:

BHVA is currently running under budget. There is currently \$11,700.00 in the Community Center checking account. An average of \$3,600.00 is received from the special assessment and the mortgage payment is \$3,200.00 a month.

Motion for approval of the March Financials by Leo Raab, seconded by Patt Jones, motion carried.

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7. Special Committee Reports:

Town Board/Planning Board/Zoning Board-By Ellen Monagan:

A report was submitted to the Board.

Community Center Committee Report-By Dave Eldon:

- Dave Eldon stated that he has reported to the Board on regular basis for the past 3 years.
- Dave Eldon highlighted the four projects that the committee is currently working on: completion of the back patio, the sound system, plaques for the library and furnishings for the senior room and stated that the additional shelving for the library was not denied but was not a priority at this time.
- Dave Eldon pointed out that by refinancing the mortgage on the Community Center they have saved \$200.00 a month in monthly payments.
- Dave Eldon suggested to the Board that the financials for the Community Center be made available to residents.
- The December date for the BCYC event was approved.
- Dave Eldon handed out a letter resigning from his position as committee chairperson and appointed Rich Russ as committee chairperson. It was noted that the Board has to make the appointment for a chairperson.
- It was reiterated that all expenditures for the Community Center have to come before the BHVA Board for approval.
- Sally Eldon stated that the letter that was forwarded to the committee was disrespectful.
- Discussion followed.

Motion for approval of Rich Russ as temporary chairperson of the Community Center until the Board makes an official appointment by Leo Raab, seconded by Dick Scott, motion carried.

Motion for approval to make allowable to residents the Community Center Financials by Mark Moretti, seconded by Candace Ryan, motion carried.

Motion for approval of Community Center report as supplemented by discussion by Leo Raab, seconded by Mark Moretti, motion carried.

Communication Committee-By Kathy Wydra:

A report was forwarded to the Board. Michelle Alvaro reported that the current methods of forwarding the Villager will stay in effect and thanked the residents for their input.

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8. Old Business:

There is not any Old Business at this time.

9. New Business:

Richard Booth mentioned getting Will Sacco for tennis instruction back this summer.

Motion to accept Will Sacco as the tennis instructor for this summer by Richard Booth, seconded by Mark Moretti, motion carried.

- Alan Braun-12 Harbour Lane: Inquired if his Environmental Committee application had been approved. When is the first Nominating Committee meeting going to be scheduled?
- John Constance-5 Spyglass Hill: Inquired on the price of the proposed home to be built by Graywood Custom Homes. He does not believe the home will upgrade the value of the community. On the issue of pickle ball, he feels that sound proof paddles are necessary.
- Bill Coleman-6 Harbour Lane: Inquired if the posts for pickle ball were going to be permanent. Richard Booth responded that yes they were.
- Mattie Bicknell-Spyglass Hill: There needs to be clarity on the rules regarding the use of sound proof paddles for pickle ball.
- Bernice Caprini-5536 Vardon Drive: Wanted to make the BHVA Board aware that there are 1,171 voters in South Bristol and 144 voters are from BHVA.

10. Motion to Adjourn:

Motion for adjournment at 9:05 pm by Richard Booth, seconded by Mark Moretti, motion carried.

11. Next Meeting:

May 27, 2010 at 7:00 p.m. at the Community Center.

Minutes Approved May 27, 2010

Lucinda Hampton; Recording Secretary-BHVA Board of Directors