

Bristol Harbour Village Association
February 25, 2010
Board Meeting Minutes

Members Present: Richard Booth, Candace Ryan, Ellen Monagan, Kathy Wydra and Bruce Hunt

Excused: Mark Moretti, Richard (Dick) Scott, Patt Jones and Leo Raab

Others Present: Michelle Alvaro, Jay Adams, Mattie Bicknell, Paul Lamphier, Bill Coleman, Gail Hewson, Dave Hewson, Dave Eldon, and Greg Mulhern

1. Call to order: Meeting was called to order at 7:00 p.m.

2. Opening Remarks:

- Richard Booth thanked everyone for attending tonight's meeting.
- Richard Booth stated that the Board is in the process of making new decisions and that the decisions being made are for the best of all of Bristol Harbour.
- Richard Booth commented on a letter from Mattie Bicknell in regards to Pickleball and the noise from fireworks. Richard Booth acknowledged her letter and applauded her efforts for bringing items to the Board's attention. The Board will be addressing some of these items tonight.
- Richard Booth commented on a letter from Bernie Hunter in regards to speeding on Golfside Circle and request for speed bumps. Richard stated that most residents follow the speed limit but we do have residents that do not follow the rules. BHVA is unable to provide the services within the village that law enforcement provides outside the village. Residents should inform the site office if they see someone who is breaking the rules and the office will follow-up. Speed bumps are not cost effective and will not solve the issue. Richard Booth thanked Bernie Hunter for bringing this issue to the Board's attention.
- Richard Booth stated that library shelving is something that will be discussed in the future. We have had a request for additional shelving and a quote was received from Mike Scorsone. Mike Scorsone installed the shelving during the contraction of the Community Center. There will be more dialogue between the BHVA Board and the Community Center Committee before a decision is made.
- Richard Booth read the following from John Constance that was forwarded to Michelle Alvaro in regards to the good job the maintenance staff is doing with snow removal.
"Peg and I want to thank you, Dan and his staff for doing an excellent job with salting and plowing of the roads this season. The early morning results have been outstanding. South Bristol ought to take a page from your book on this."
- Richard Booth read a letter from Ed Marshall in regards to assistance they recently provided him.
"This is a letter expressing my deepest appreciation of three of your workers, Michelle, Dan and Andy. I have been homebound due to herniated discs in my back. On January 6, I found myself unable to get up and was in excruciating pain. I called Michelle from my cell phone and she immediately came down and called Dan and Andy to assist me back to my recliner. They then also assisted me to my car so that I could be taken to an urgent medical evaluation. I was in so much pain that even my wife was not able to assist me. I don't know what I would have done without their help. I cannot express to you just how grateful I am to them and how lucky BHVA is to have such a wonderful, dedicated and caring staff. They went far and above their duties. I am so very grateful that they did."

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- Richard Booth read a portion of a letter received from Dave VanKnapp in regards to communication provided by the BHVA Board to the residents.

“So again, I applaud the new Board on its commitment to communicate, keep us informed, and convey important information in a timely fashion. I congratulate you on striking a friendly, readable tone throughout the newsletter, even when conveying relatively dry information.”

- 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.**

Gail Hewson-9 Spyglass Hill: Gave kudos to Dan Stephens and staff for doing a great job on the BHVA roads. Gail stated that the Town of South Bristol is not doing a good job of keeping Seneca Point Road plowed and salted. Gail had a question in regards a tree in front of Dr. Rubin’s residence that is dead and needs to be removed. Michelle Alvaro responded that she is going to follow-up with the Environmental Committee in regards to the tree. Discussion then followed in regards to the maintenance of Seneca Point Road in the winter.

Bill Coleman-6 Harbour Lane: Inquired about the web site and the virus that was affiliated with it. Michelle Alvaro stated that the web site is up and running and that if residents are still having difficulty they should contact a computer technician or your internet company.

Mattie Bicknell-4 Spyglass Hill: Suggested that the Board send a letter to the Town of South Bristol regarding the condition of Seneca Point Road in the winter. Richard Booth stated a letter will be forwarded to the Town. Ellen Monagan recommended that any correspondence to the Town should be specific that it is in regards to Seneca Point Road.

- 4. Approval of January 28, 2010 Board Meeting Minutes:**

Motion for approval of the January 28, 2010 Board Meeting Minutes by Kathy Wydra, seconded by Ellen Monagan, motion carried.

- 5. Reports:**

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

Mark Moretti is excused from tonight’s meeting. A written report was submitted to the Board. Richard Booth highlighted the following:

- Bristol Harbour Resorts has started work (painting and repairs) in the marina parking garage.
- Work will begin in late March on the marina bathroom repairs.
- The shuttle service is being discussed for the 2010 season.

Property Manager's/Site Manager's Report-By Jay Adams and Michelle Alvaro:

Reports were forwarded to the Board.

Jay Adams reported that as of February 4, 2010 the Declaration is official. Quotes are being obtained for copying of the documents to be forwarded to the residents. The documents are slated to be forwarded to residents by mid-March.

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Richard Booth stated that some residents have inquired why they had not received a copy of the Declaration when it was approved last year. Residents could not receive copies until the Declaration was duly signed and filed in the Ontario County Clerk's Office. Until this was complete, they were not an official document. They became an official document on February 4, 2010.

Motion to approve the February 2010 Property Manager's/Site Manager's Reports by Bruce Hunt, seconded by Candace Ryan, motion carried.

Bristol Harbour Reports-By Paul Lamphier and Greg Mulhern:

Greg Mulhern stated that Bristol Harbour Resorts is going to host an open house on April 16, 2010 from 7:00 am until 7:00 pm. An announcement will be forwarded to Michelle Alvaro that can be forwarded to the residents. The open house will feature a tour of all the facilities which include the spa, hotel, cottages, etc.

Greg Mulhern stated that Bristol Harbour Resorts has a new partnership with the Champion Hills Golf Course (9 hole private facility) in Victor. It is a private membership club that will offer a great addition to Bristol Harbour Resorts golf members. Members can join the Champion Hills Golf Course for an additional \$250.00.

Paul Lamphier stated that the hydrants cannot be used for flushing storm drains or culverts on the property. He has to deny this because it goes against sanitary health codes. In the past the hydrants were utilized at one time to flush culverts and storm drains and a substantial number of drains collapsed and had to be repaired at a cost to BHVA.

6. Standing Committee Reports:

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

Dick Scott was excused from tonight's meeting. There is not a report at this time. The EC met on Monday, February 22, 2010.

Facilities and Maintenance Committee Report-By Leo Raab:

Leo Raab is excused from tonight's meeting. There is not a report at this time.

Recreation Committee Report-by Patt Jones:

Patt Jones is excused from tonight's meeting. A written report was submitted to the Board.

Neighbor's Night will be held at Richard Booth and Renata Reber's home on Saturday, February 27, 2010.

Motion for approval of the Recreation Committee Report by Kathy Wydra, seconded by Ellen Monagan, motion carried.

Treasurer's Report-By Bruce Hunt:

There is not a report at this time due to the audit being conducted. The line of credit (\$30,000.00) at Canandaigua National Bank was paid off. The line of credit is still available for one year if it needs to be utilized. There are several outstanding maintenance assessments of \$50.00. Statements have

been forwarded to residents. The maintenance reserve has a positive balance at this time. The Community Center mortgage is now being paid through the Kenrick office.

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Richard Booth reported that there was a request to pay more towards the Community Center mortgage if funds are available. For example, by paying an extra \$5,000.00 towards the mortgage, it could save the residents approximately \$10,000.00. This is something that the Board should consider in the future.

7. Special Committee Reports:

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

Attended the February 8, 2010 Board meeting. Ellen met Dan Marshall and Judy Hanley. The Board is looking for someone to fill a vacancy on the Board of Assessment Review especially someone with a real estate background. There were no Bristol Harbour topics at the meeting.

Motion for approval of the Town Board/Planning Board/Zoning Board report by Ellen Monagan, seconded by Candace Ryan, motion carried.

Community Center Committee Report-By Dave Eldon: There was not a report at this time.

Communication Committee-By Kathy Wydra: There was not a report at this time.

8. Old Business:

A. Pickleball: The Board and the Pickleball committee have worked diligently on this topic. The Board reached a consensus which is as follows:

- Court #1 will be utilized for Pickleball.
- The tennis lines will remain. Pickleball lines will be painted over the top. This will be done on a 2 year trial period, if this does not work, we will convert back to tennis.
- Sound deadening paddles will have to be utilized. Paddles will be purchased to see how much difference it makes before it is made mandatory to residents.
- Form a committee of 2 tennis and 2 Pickleball players to regulate the times of use.
- Nets will be installed on a permanent basis. If Pickleball is done away with, the courts can be returned to tennis.

Motion for approval of Pickleball as set forth by the following parameters: court #1 will be utilized for Pickleball, the tennis lines will remain. Pickleball lines will be painted over the top. This will be done on a 2 year trial period, if this does not work, we will convert back to tennis, sound deadening paddles will have to be utilized. Paddles will be purchased to see how much

difference it makes before it is made mandatory to residents, form a committee of 2 tennis and 2 Pickleball players to regulate the times of use and nets will be installed on a permanent basis by Bruce Hunt, seconded by Ellen Monagan, motion carried.

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B. Sewer and Water SBR/South Bristol: In the past, Fred Sarkis has gone a long way to hold the Town of South Bristol and Bristol Harbour Resorts responsible for allegedly overcharging on the sewer issues. The Board thought that they had done their due diligence and that things were done properly in 2005 and that the Board had done what was right to protect the residents of Bristol Harbour and thought Mr. Sarkis was in agreement with the final decision.

Recently, a packet has been forwarded to the Town of South Bristol by Mr. Sarkis with the implication of a potential lawsuit towards the Town. The Board, with only 5 members present, do not believe that a decision cannot be made this evening. The Board would like the opportunity to discuss this with all members present. Mr. Sarkis is asking that the board support what he is doing and that the Board would not be fiscally responsible if they did not support his endeavor. This is not the Board's position. The Board feels they have been fiscally responsible. The Board is going to await a decision on this topic until a response is received from the Town of South Bristol and Bristol Harbour Resorts. Richard Booth stated that he respects Mr. Sarkis's his diligence for pursuing this issue.

9. New Business

A. Recreation Center Attendant: Michelle Alvaro provided a chart based on usage from last year. The dates and times for the Recreation Center Attendant will be tabled at this time until the full Board can meet to discuss it.

B. Nominating Committee: This is an appointed committee. The committee will be chaired by a Board Member which assists in giving more cohesion with the Board. The following residents have agreed to serve on the committee: Richard Booth-Chairperson, Bernice Caprini-past member, Sally Eldon-past President, Alan Braun-past President, Fred Fouquet-condominium representative.

Motion for approval of the Nominating Committee slate of members to include, Richard Booth, Bernice Caprini, Sally Eldon, Alan Braun and Fred Fouquet by Kathy Wydra, seconded by Candace Ryan, motion carried.

C. Citizen of the Year: This is an appointed committee. The committee will be chaired by a Board member which assists in giving more cohesion with the Board. The following residents have agreed to serve on the committee: Candace Ryan-Chairperson, Carolyn Hotchkiss-past recipient, Ed Marshall-past recipient, Bill Coleman-past recipient and D.J. Hubler-past committee chairperson.

Motion for approval of the Citizen of the Year slate of members to include, Candace Ryan, Carlolyn Hotchkiss, Ed Marshall, Bill Coleman and D.J. Hubler by Kathy Wydra seconded by Bruce Hunt, motion carried.

Motion to accept the Executive Session business by Bruce Hunt seconded by Ellen Monagan, motion carried.

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Mattie Bicknell-4 Spyglass Hill: Asked for clarification on the number of Pickleball courts on court #1 and voiced her concern that court #1 could not be used for tennis.

Dave Eldon-5832 Harbour Drive: Stated that the Community Center Committee had a meeting on February 24, 2010. Dave Eldon, Sally Eldon, and Rich Russ were in attendance. Bob Belmont was contacted by phone. Projects were discussed. The patio out back is the primary project on the list. Bids will be obtained. It is estimated cost would be approximately \$6,000.00-\$7,000.00. The sound system is slated to be completed for a cost of \$350.00 for the project. In limbo is the purchasing of furniture for the senior room. The committee is awaiting recommendations from Patt Jones regarding usage. Waivers are on file for those participating in yoga. The facility was inspected during this meeting. The library shelving will be the fourth item on the project list. Richard Booth asked that this report be submitted to the Board.

Paul Lamphier-Bristol Harbour Resorts: Stated that Mr. Sarkis has never visited the water plant and feels the information in his report is fabricated.

Michelle Alvaro: Clarified that no children were turned away from using the recreation center last season. Some residents were concerned that youth were turned away. In follow up with the employees there were not any youth turned away.

Richard Booth-a review of the Community Center Rules and Regulations needs to be conducted. They are 2 ½ years old and there are a number of things that need to be revised or taken out.

10. Motion to Adjourn:

Meeting was adjourned at 8:04 pm

11. Next Meeting:

March 25, 2009 at 7:00 p.m. at the Community Center

Minutes Approved March 25, 2010

Michelle Alvaro; Recording Secretary-BHVA Board of Directors