

**BRISTOL HARBOUR VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 25, 2011**

Board Members Present: Candace Ryan, Jim Mroczek, Melanie Eisenberg, Bob Pierce, Kathy Wydra, Bruce Hunt, Ellen Monagan, Mark Moretti and Dick Scott

Kenrick Corporation: Dick Aikens and Michelle Alvaro

Others Present: Alan Braun, Kristie Braun, Bernie Caprini, Dave Eldon, Kathy Scott, Fred Sarkis, Leo Raab, Pat Johnson, Dick Johnson, Mattie Bicknell, Tom Deisenroth, Lois Titus, Don Titus, Tina Lookup, Carolyn Hotchkiss, Mike Waters, Barbara Welch-Town of South Bristol, Greg Mulhern, and Paul Lamphier

Call to Order: Candace Ryan called the meeting to order at 7:00 pm.

Opening Remarks: Candace welcomed everyone to tonight's meeting. She stated that the Board is still following up with concerns that have been raised by Fred Sarkis. Candace informed those present that the Ad Hoc Committee has been disbanded due to the fact that they have completed their duties. She then thanked all the members on the committee for their hard work. A recommendation was made to the Board. The Board will engage in negotiations with Kenrick Corporation in regards to a management contract.

Privilege of the Floor:

- Mike Waters asked what is the general direction of the negotiations the Board wishes to have with Kenrick Corporation and could the Board speak to specific issues. Candace Ryan responded.
- Leo Raab asked how long does the Board think it will take to determine the language in the contract. Will the Board still move forward with projects that they will be working on while negotiating a contract with Kenrick. Candace Ryan responded. Leo expressed a concern that summer went by without any continuation to road maintenance or addressing issues with drainage. Bruce Hunt responded.
- John Constance recommended that during the negotiation process that the Board utilize information provided by Crofton in regards to minimizing daily operating costs and capital expenditure.
- Barb Fouquet inquired about the sink hole in front of the walkway to the elevator. Greg Mulhern responded that he would be reporting on this in the meeting.
- Fritz Fouquet presented his recommendation to the Board for adding a steering committee to the organizational structure of the village. His recommendation is to create a group of BHVA residents who would serve the community as a think tank. The group would not have any authority beyond exploring ideas that will help our community and presenting them to the BHVA Board for consideration.

Approval of July 28, 2011 Board Meeting Minutes:

A motion was made by Kathy Wydra and seconded by Bob Pierce to approve the July 28, 2011 Board Meeting minutes with the correction as presented by Mark Moretti. Motion approved.

Reports:

A. Bristol Harbour Resorts/Steering Committee-Presented by: Mark Moretti-Verbal report given.

Mark reported that he has put out information to his firm and a representative from Nixon Peabody asking for individuals who could provide expertise on the sewer rate issues and who would be willing to work on this issue. When an estimate proposal is received it will be forwarded to the Board.

Mark reported that he did have a meeting with the judge in regards to the tax assessment on the Community Center but a decision has not been reached. The Board will have to consider if there is a cost benefit to both BHVA and the Town of South Bristol to work this out, possibly with mediation, to come to a resolution on this issue.

The Lakewood Trail drainage issue is still being reviewed. The possible locations of a retention pond are still being explored which will take into consideration future development. Because the ditch on Bristol Harbour Boulevard did not originally have stone placed in it, should stone be placed in it now. An estimate for the stone was asked for.

A motion was made by Mark Moretti and seconded by Kathy Wydra to approve the Steering Committee Report. Motion approved.

B. Bristol Harbour Resorts- Presented by: Greg Mulhern-Verbal report given.

The water leak behind the Community Center is still being addressed. Each resident is to have their own service connection. This includes 6 Hillside Drive, the Community Center and the tennis courts and car wash. Because of the system currently in place (which does not have individual service connections) and due to the fact that individual service connections have to be installed, the issue of who is responsible for costs is still being addressed. A resolution to the issue is currently being explored.

Paul Lamphier provided an update on the repairs to the pump station located at condominium building #1. The work is to be started this week which will include repairs and replacements to the current system. During this upgrade, there will not be any disruption to services.

Greg Mulhern reported that an engineer is going to review the marina parking area and the issue of the sink hole in front of the elevator walkway will be addressed at that time. There will be work being conducted on the lower level of the parking garage but will not begin until the engineer report is received.

The marina lighting (many of which are not functioning) is being addressed by an electrician.

The buoy located near the swim docks, to inform boaters to slow down in this area, is no longer there. Due to the lateness of the season, a new buoy will be installed in the spring.

Greg Mulhern spoke about the marina expansion. The plans have been approved, but Bristol Harbour Resorts is doing anything at this time. The future expansion that will take place is to accommodate larger boats. As always, the residents have first priority over boat slip rentals. Greg will provide further information by the first of the year. Discussion followed.

C. Property Manager's/Site Manager's Report-Presented by: Michelle Alvaro-Verbal report given. Written Report Attached

Michelle provided an overview of the Manager's Report and the Superintendent's Report.

- Condominium association #2 pressed charges against an individual who was illegally dumping in the condominium #2 trash room. This individual has been observed doing this all summer long. The individual in question was charged with criminal trespass.
- The trash container located near the playground was removed for the season because this is being used to dispose of household trash. At this time, the staff has not been able to determine who has been doing this.
- As a piece of information, the lifeguards are not going to remove snakes from the lake. They have been asked on several occasions this season and this is not something they will do.
- Dan Stephens is currently following up with RGE in regards to restoration of the areas that have been dug up to install new wiring. At the time of this meeting, there has not been a response from RGE.
- The updated Reserve Study was received and was distributed to the Board.
- Have asked for a proposal from the Sound Guys for the installation of an entry card reader on door leading from the bathroom into the hallway.
- Amendment #33 of the Offering plan was received from Bristol Harbour Resorts. Upon review by Dick Aikens, some questions arose that we are awaiting feed back on.
- Michelle, Dan, Andy and Paul Lamphier met with Ed Parrone in regards to the water leak behind the Community Center.

Dick Aikens reported on the following:

- Dick thanked the Board for offering him the opportunity to work together with them on the management contract.
- Dick thanked Paul Lamphier for working with us in regards to the water leak behind the Community Center. As requested by the Board, Dick did follow-up with Parrone Engineering. A proposal (forwarded to the Board) was received from Parrone Engineering in regards to a resolution regarding the water leak behind the Community Center. One of the biggest issues to be resolved is the determining the easements. Dick recommended that this proposal not be accepted at this time. In reviewing the proposal, some of the work could be completed by the site staff as a means for saving costs. Once the information is received, it will need to be reviewed by Parrone Engineering and Paul Lamphier. Once this is completed, this will determine how to proceed.
- Parrone Engineering has reviewed the sewer issue. Because Parrone Engineering has many questions (how does the company operate, how is it to operate, how are we charged, etc.) information is still being gathered. There is not a proposal at this time.
- Parrone Engineering did provide a proposal on mapping out the BHVA electric lines. There is not currently a map outlining the electric lines. This proposal is for informational purposes at this time.
- The Cliffside Drive proposal was reviewed. At this time Dick recommends that the topography portion (to understand why things are not working) of the proposal be completed at this time which is at a cost of \$1,760.00. Discussion followed.
- Crack filling of the road bids were received from two companies. These were reviewed. This was tabled at this time to allow the Board time to review.

A motion was made by Jim Mroczek and seconded by Mark Moretti to approve the topography study of the Cliffside Drive Bridge completed by Parrone Engineering for \$1,760.00. Motion approved.

Standing Committee Reports:

A. Environmental Committee (EC)-Presented by: Dick Scott-Verbal report given. Written Report attached.

Dick provided an overview of the following:

- Dick reported that Melanie Eisenberg may be taking over as chairperson for the EC.
- 8 applications were reviewed.
- The committee did elect to allow Harbour Lane to trim trees on BHVA common area, which has been a grandfathered activity for some time.
- New guidelines have been prepared in regards to the application process. To better streamline the process. Will be forwarded to the Board for review.

A motion was made by Dick Scott and seconded by Mark Moretti to approve the Environmental Committee Report. Motion approved.

B. Facilities and Maintenance Committee-Presented by: Bruce Hunt-Verbal report given. Written Report attached.

- Bruce provided an overview of projects completed to date.
- Dick Aikens reported that the repair completed to the road (between Upper and lower Spyglass Hill) was approximately \$1,000.00 more than was originally proposed. More pipe had to be replaced than what was originally expected.

A motion was made by Bruce Hunt and seconded by Bob Pierce to approve the Facilities and Maintenance Committee Report and the extra expenditure of the Spyglass Hill road repair completed by Re-Surface. Motion approved.

C. Recreation Committee Report-Presented by: Melanie Eisenberg-Verbal report given. Written Report attached.

A motion was made by Melanie Eisenberg and seconded by Ellen Monagan to approve the Recreation Committee Report. Motion approved.

D. Treasurer's Report-Presented by: Jim Mroczek- Verbal report given. Written Report attached.

A motion was made by Jim Mroczek and seconded by Mark Moretti to approve the Treasurer's Report. Motion approved.

Special Committee Reports:

A. Town Board/Planning Board/Zoning Board-Presented by: Ellen Monagan-verbal report given. Written report attached.

A motion was made by Ellen Monagan and seconded by Melanie Eisenberg to approve the Town Board/Planning Board/Zoning Board Report. Motion approved.

B. Communication Committee-Presented by: Bob Pierce-Verbal Report given.

- Bob continues to work on the search engine issue that is occurring with the BHVA web site.
- Has received another proposal for web site contracting.
- Still exploring the web page offered through Kenrick Corporation.

A motion was made by Bob Pierce and seconded by Ellen Monagan to approve the Communications Committee Report. Motion approved.

Old Business:

A. Citizen of the Year Committee-Presented by Melanie Eisenberg-Verbal Report given.

- The committee has chosen a resident for Citizen of the Year. The winner will be announced at the Annual Meeting.

B. Nominating Committee-Presented by Melanie Eisenberg-Verbal Report given.

- The committee is almost completed with the process. There is one more interview to be completed

New Business:

A. Floor opened up for resident questions and comments

- Fred Sarkis thanked the Board members for taking action and following up on the issues he has raised. He stated that he has submitted an application for the Board and wishes to serve on the Board.
- Alan Braun suggested that Paul Lamphier provide a power point presentation of the upgrades to the pump station at condominium building #1 at the Annual Meeting.
- John Constance inquired about the status of the repairs that need to be completed to the areas that have been dug up by RGE to install new electric lines. Dick Aikens responded. John remarked that instead of ads on the home page of web site, possibly a picture of the lake.
- Mike Waters asked the question that if Fred Sarkis has submitted an application to serve on the Board and when the committee will interview him. Fritz Fouquet responded. Mike inquired about the status of the villa construction that is to occur between Seneca point Road and Cliffside Drive. Dick Scott responded.
- Mattie Bicknell requested that a new ladder be purchased for the swim dock.
- Fritz Fouquet commented that we have experienced individuals working for the community. The Board needs to weigh the costs of saving money as to having the experienced workers.

Adjournment time: 9:33 pm

A motion was made by Kathy Wydra and seconded by Ellen Monagan to adjourn the meeting. Motion approved.

The next Board Meeting will be held on September 22, 2011 at 7:00 pm at the Community Center

Minutes approved-September 22, 2011-Michelle Alvaro; Recording Secretary-BHVA Board of Directors

GOALS (from 2011 Management Plan)

<p>Review Bristol Harbour Village Association's repair/maintenance responsibilities and implement preventative measures to maintain the Association's assets as defined by the Declaration and by-laws.</p>	<p>On-Site Manager and Property Manager will review and compile a list of responsibilities as defined in the Declaration and by-laws on a yearly basis and assign maintenance tasks to the Association's maintenance personnel as needed.</p>
<p>Continue to establish a good working relationship between the residents, new residents, construction companies, contractors, the Board of Directors, Kenrick Corporation, Bristol Harbour Resorts ("Developer") and Graywood Properties</p>	<p>The On-Site Manager and/or Property Manager will attend all Board of Director meetings and Homeowner meetings and work in coordination with standing committees to assure that the Association's and resident's needs are met. All formal decisions and approvals that are made by the BHVA Board of Directors at their Board meetings will be documented for public record and Homeowner's review. The Association and the Management Team will continue to meet with a representative of the Developer on a regular basis</p>
<p>Continue to reduce the Association's Insurance "risk" throughout the property to ensure that the Association's policy is with an admitted carrier and to further reduce yearly premiums.</p>	<p>The On-Site Manager, Maintenance Superintendent and Property Manager will inspect the grounds regularly and take measures to keep areas safe as possible. Insurance brokerage firm will conduct annual risk analysis as needed and on-site personnel will implement their recommendations.</p>

PROJECTS (from Board Meetings, Emergencies, or Requests)

<p>Bridge Repair</p>	<p>Met with Paul Parrone on July 28, 2011 to review the Cliffside Drive. Compiled information on past repairs to the bridge and forwarded the information to him. Dick Aikens followed up to receive a proposal for services and the proposal was forwarded to the Board.</p>
<p>Reserve Study</p>	<p>Requested and received updated Reserve Study information (for Harbour Lane) from Reserve Advisors.</p>
<p>Tennis Courts</p>	<p>The office received several phone calls regarding the use of our tennis courts. When informed that the courts are private, we were informed that there was a web site, indicating that the courts were for public use. We followed up with the web site (www.nnetis.com) that had the information posted and they removed BHVA information.</p>
<p>Crack Sealing for BHVA roads</p>	<p>Proposals were prepared and forwarded by the Kenrick main office to contractors requesting bids for crack sealing of the BHVA roads.</p>
<p>Community Center Water Leak</p>	<p>Per the Board's request, Dick Aikens did follow-up with Parrone Engineering asking them to investigate the water leak behind the Community Center. Site staff met with representatives from Parrone Engineering and Paul Lamphier on 8-12-2011, to review the issue with the water problem behind the Community Center. His review will be forwarded to the Board.</p>
<p>Amendment #33 to the Offering Plan</p>	<p>The amendment was received in the office and will be forwarded to the Board.</p>

OPERATIONS (from Property Calendar and Staff Job Descriptions)

Property Project List and Community Center Inspection List	Updated the Property Project List and completed the Community Center inspection list for August.
South Bristol Resorts	Followed up with Greg Mulhern regarding items of concern that needed to be addressed by Bristol Harbour Resorts, i.e. lighting in marina parking lots and bathrooms.

SITE ADMINISTRATION:

- Forwarded Villager renewal requests for those residents who wish to receive the Villager via the U.S. mail.
- Completed one employee performance evaluation.
- Completed one vehicle registration.
- The BCYC was given their check for the upcoming Bristol Daze event to be held in September.
- Coordinated repair of entry card system.
- Continue to print resident directories.
- Forwarded Board candidate applications and citizen of the Year applications to the committees.
- Conducted daily inspections of the Community Center.
- Corresponded/met with members of the BHVA Board on a regular basis.
- Continue to update the list of contractors and jobs they perform. This is utilized when residents contact the office.
- Processed entry cards for residents as needed.
- Continue to refer residents regarding their finances to the main office.
- Reviewed all invoices before they are forwarded to the main office for payment.
- Site Manager completed Management Report and Superintendent completed the Superintendent's Report.
- Attended the July 27, 2011 Board Meeting. 2 representatives from the Management Company attended this meeting.
- Coordinate all Community Center rentals and assure that paperwork is completed and payments are received.
- Maintain monthly calendar of events and reservations.
- Completed monthly check requests for copier usage payments.
- Assisted residents with making copies and faxing as requested.
- Continue to assist residents on how to use fitness center equipment. This occurs on an average of 4 times a month.
- Updated equipment inventory as needed.
- Developed notices for the Board meeting.
- Recorded all monies received from pet registrations, brush removal, faxing, copying, entry cards, etc. The money is forwarded to the main office.
- Cleaned the Community Center as needed.
- Continued with follow-up with contractors regarding insurance certificates. Spent approximately 1.5 hours working on obtaining certificates this month.
- Reviewed and sent updates for BHVA web site as needed. Updated the calendar as needed.
- The BHVA staff stocks the Community Center with supplies every Friday and maintains the office and Community Center inventory.
- Assisted residents with questions/concerns regarding BHVA.
- Continue to update resident information to assure records are current. This includes forwarding updated information to the Kenrick main office.
- Completed multiple correspondences. This included typing, mailing and e-mailing.
- Forwarded notices regarding events within Bristol Harbour.
- Completed copier count for all entities.
- Purchased supplies as needed for the office and the Community Center.
- Forwarded EC applications to the EC committee.
- Completed 9 EC approvals and forwarded them to residents after they were approved by the Environmental Committee.

- Completed follow-up with residents to assure that they met the Environmental Committee conditions on their application approval form.
- Forwarded check request for payment for the band that will be playing on the beach on Labor Day weekend.
- Assist residents with Environmental Committee process as needed.
- Assisted residents with concerns and problems with the entry card system.
- Met with maintenance personnel on a daily basis.
- Forwarded 1 new homeowner packet.
- Scheduled committee meetings as requested/needed.
- Responded to 552 phone calls/resident concerns/office visits and e-mails.
- Staff is on call 24 hours a day, 7 days a week for emergencies only.
- We assisted 4 residents with entrance to the Fitness Center d/t the fact they forgot to bring there cards.

MAIN OFFICE ADMINISTRATION:

- Dick Aikens is in daily contact with Site Manager.
- Prepared and forwarded bid packets for crack sealing of BHVA roads.
- Forwarded the draft of the 2010 annual audit.
- Follow-up with residents regarding fees.
- The site office does not have access to resident accounts.
- Collect and process all monthly and special assessments.
- Maintains all receipts of expenditures.
- Completes payroll.
- Prepared the financial statements for July 2011 which shows all expenditures and receipts.
- Bids out for insurance and maintains all records.
- Processes and make payments for all invoices forwarded to the office. The site office does not pay any of the invoices in office.
- Completes all deposits.
- Follow up with past delinquent accounts.
- Works in coordination with the Treasurer on collection process.

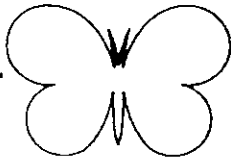
SUPERINTENDENT'S REPORT:

Items listed on report for duties performed by the BHVA maintenance staff.

NEW OWNERS:

R. Alan Deans and E. Jane Walpole-99 Cliffside Drive

Bristol
Harbour
Village
Association, Inc.



30 Golfside Circle
Bristol Harbour Village
Canandaigua, New York 14424

BHVA SUPERINTENDENT'S REPORT-AUGUST 2011

Maintenance Tasks

1. Assisted with set-up and clean-up of the July 30, 2011 Neighbors Night.
2. Installed new stop sign on CSD.
3. Met with Site Manager, Paul Lamphier and representatives from Parrone engineering to review the water leak issue behind the Community Center.
4. Repaired door handle in the basement of the Community Center.
5. Put new rope on the flag at the beach.
6. Met with contractors regarding crack filling of BHVA roads.
7. Repaired hole by the fence on tennis court #3.
8. Replaced photo eye on light near the elevator.
9. Replaced one smoke detector at the Community Center.
10. Replaced the carbon monoxide detector at the Community Center.
11. Planted new trees/bushes in front of building #3.
12. Painted the lamp heads on the lighting along the Community Center walkway.
13. Repaired gate that bridge that goes over the sluiceway.
14. Painted steps and railing to nature trail located on Cliffside Drive.
15. Continued repair and staining of mailbox posts. This included contraction of new mailbox bases.
16. Painted the tops of the light posts on the Community Center walkway.
17. Check the operation of elevator, base of elevator; assure the sump pump and elevator phones are in working order on a daily basis.
18. Cut and removed seaweed from swim area on August 3, 2011.
19. Emptied dog stations and trash cans 2 times a week.
20. Checked/cleaned Recycling Center and swept and broke down cardboard as needed daily.
21. Checked street lights, Community Center lighting, beach stair lighting and replaced light bulbs/conducted repairs as needed.
22. Cleaned and checked road sides, ditches, intersections, parking lots, and drains as needed.
23. Cleaned the barn and shop as needed.
24. Purchased supplies as needed.
25. Posted information on bulletin boards as requested.
26. Conducted maintenance checks on roadside drain covers.
27. Continue to check Harbour Lane drains. No smell detected.
28. Delivered resident correspondence as needed.
29. Conducted maintenance checks, completed washing, completed minor repairs, inspections, oil/fluid changes as needed, and greasing as needed on all vehicles and equipment.
30. Assisted Site Manager with resident requests/concerns as needed and follow up with service requests as required.
31. Cleaned and raked the beach daily and removed debris from sluiceway as needed.
32. Picked up roadside brush as requested by residents.
33. Blow off roads, intersections and parking lots on a weekly basis. Tennis courts will be done as needed.
34. Completed ongoing maintenance which includes lawn mowing, weeding, trimming of bushes and/or trees in the common areas (which include the nature trails and the steps to the beach), watering of flowers, cleaning of nature trails, and removal of shale as needed.

35. Cleaned fire pits as needed.
36. Met with Site Manager on a daily basis.
37. Staff is on call, 24 hours a day, 7 days a week for emergencies only.
38. Continue to work on projects in coordination with the Property Schedule and Project List.

Environmental Committee Meeting

Monday, August 15, 2011

Our meeting was called to order at 7:02 p.m. Board members present were Mary Murphy, Dave Allen, Don Titus and Melanie Eisenberg with Dick Scott "attending" via telephone. Guest included Kristie Braun.

The minutes for the July meeting were approved by motion of Don Titus, seconded by Dave Allen.

First order of business, since Kristie Braun personally attended, was the issue of tree-trimming on Harbour Lane. The entire community contributes to the cost of tree-trimming on a regular basis. The concern, raised by Mary Murphy, was that the trimming included trees that were on property owned by Bristol Harbour as "forever wild" - not Harbour Lane property. There was a discussion regarding whether or not this practice was one that could set a dangerous precedent. The board was divided on whether or not any type of project should be conducted on property not owned by the people doing the work. Since it is not in the budget of BHVA to afford any more tree work this year, the board decided that it could approve Harbour Lane residents contracting and paying for work to be done on trees, some of which were not located on their properties. This decision was arrived at by considering that this has been an on-going project for the past 15 years. Trees are not being cut down, simply trimmed. And the trimming has to be done in a manner approved by the board - not simply flat-topping the trees, but more in the way of a gentle shaping of the trees involved. But, each time an application of this nature is submitted, it will have to be "visited" carefully by the EC Board.

There was a discussion regarding the application submitted by Andrews HOA and approved by the EC Board regarding the cutting down of a number of trees - all reported to be dead. One resident of Andrews Way is not in favor of the project. We have visited the property and viewed some of the trees that were marked for removal. They all appear to be dead. However, a list of the proposed trees to be removed was given to the homeowner so that she could view them also. We will refer her back to the HOA president if there are further questions regarding this issue. But, we will be sure that the HOA knows it is their responsibility - after the cutting - to thoroughly clean up the area, remove all stumps and wood chips and debris remaining after the cutting is complete.

There was discussion regarding the guidelines for streamlining applications for EC approval that were worked up for consideration by Don Titus. Dick Scott thought they could be incorporated into the existing guidelines. But, Don had worked them up with the thought that it could be attached to the guidelines as a "cover sheet" and we could also include a few samples of the correct way to submit an application in order to insure swift consideration and approval. A final decision will be made at next month's meeting.

The following applications were considered, as follows:

- | | | |
|-------|--|-------------|
| 11-42 | Yasso Window replacement, Harbour Lane | Approved |
| 11-43 | Harbour Lane tree trimming project | Approved |
| 11-44 | Braun Restaining town home, carport, etc. | Approved ** |
| | **pending proof of adequate contractor insurance | |
| 11-45 | Chrysler Vents installation - more information needed - drawing to illustrate vents, photo showing installation site; pending proof of adequate contractor insurance | |
| 11-46 | Charlton Tree removal (Jim Berger has insurance) | Approved |
| 11-47 | Noffsinger Storm door installation | Pending ** |
| | Mary Murphy will call to request further information on proposed door, contractor, etc. | |
| 11-48 | Pierce Tree removal, replacement w/ Blue Spruce | Approved ** |
| | pending proof of adequate contractor insurance | |
| 11-32 | Rose Prior project for new construction on Lakewood Trail: | |
| | Approved by EC, Lakewood Trail HOA pending notification of contractor, adequate insurance proof | |

Motion was made by Don Titus to adjourn the meeting at 8:14, seconded by Dave Allen.

*Respectfully Submitted,
Thelma E. Easley*

**BRISTOL HARBOUR VILLAGE ASSOCIATION
FACILITIES COMMITTEE REPORT
8/25/2011**

Submitted By: Bruce H. Hunt, and Facilities Team (Michelle, Dan and Andy)

Community Center – nothing to report

Projects

- Capital Reserve Study – DONE – Reviewing with BHVA Finance Committee
- Maintenance Facility – Will kick up the dust on this once Management Contract is complete.
- Dock Carpet – DONE
- Elevator Panels – DONE
- Security Cameras in Recycling Center - DONE
- Sink hole repair on Spyglass – DONE
- Cliffside Bridge Repairs – Kenrick helping with engineering inspection
- Community Roads – hot crack filling – Kenrick assisting with obtaining estimates
- Emergency generator for community center – pushed to 2012 due to \$8,000 needed for surprise repairs to drain on Spyglass

WATER ISSUE – Kenrick working with Parrone.

Request to home owners – if you notice something not right at the center call Michelle immediately. We can't fix or address what we don't know about.

Recreation Report-August 2011

Recreationally speaking . . .

July 30 found us all boot-skootin' around Harbour Lane to the tunes of Hank and the Hustlers. Our line dancing lessons, so generously provided for weeks in advance by Karol Mroczek, really paid off. We were awesome – totally. There were more than 80 residents in attendance and everyone was toe-tappin' and enjoying themselves. Wildly colored, western style bandanas were given away throughout the evening. The food tables were groaning with terrific food to share. Everything Neighbors' Night ought to be. Even a number of young folks attended with their parents – a truly Family-Friendly Neighbors' Night. We give a standing ovation and special thanks to the Harbour Lane neighbors who so warmly welcomed everyone into their "neighborhood." It was terrific. I have the feeling that this could become an Annual Event.

August is "Meet and Greet the Candidates" Neighbors' Night. As usual, bring a dish to pass and beverages and some of our town and county candidates running for office will be there to meet their constituents, answer questions and, in general, enjoy themselves amidst our Harbour residents. It is a fun way to find out what is happening in the Town of South Bristol and County of Ontario – whether this is your primary residence or not. It is good to know what is going on – even in your summer home neighborhood.

Pickleball Mania continues strong in the Harbour. Papa Pickleball himself, Fritz Fouquet, has gathered together some fabulous talent to give lessons to Pickleball Novices and the fun just continues to grow – and grow – and grow. Saturday mornings are abuzz with excitement – pickleballers everywhere – playing, learning – and everyone is smiling in Bristol Harbourville – so much so that it would drive the Grinch insane! Seriously, folks, if you haven't tried it, get out there. You'll love it. You simply can't be sad playing pickleball! Many thanks, Fritz, to you and your team for all your unselfish time, talent and energy given over to acquaint – and addict – all of us to this wonderful sport.

We're celebrating Bristol Daze down at the beach Saturday, September 3rd. We will be manning the food booth with complimentary hotdogs, soft drinks, etc. for everyone. Games will be enjoyed by the youngsters, beginning at 2:00 p.m. and, I believe, music will be provided. It is a fun event shared by all to remind us of how very fortunate we are to live in this paradise. Please make a date to come and play with us – to enjoy the sun, the sand, the lake water, the friendly folks, great food – Be There!

Finally, I am continuing efforts to coordinate with Heron Hill Tasting Room in order to have a destination September Neighbors' Night there. In fact, I'd really welcome your input on whether or not there is interest enough to pursue the idea. The evening would consist of everyone bringing a dish to pass that would be made with one of the many selections of Heron Hill wines, to be purchased in advance right there at the Tasting Room. In exchange, they would give each attendee a wine-tasting. There

would be voting on the best dishes, and each winner would be awarded a prize. There are a couple of minor "legal" roadblocks to work out, but we're coming along. It should be an enjoyable night, so please reserve September 24 for a fun time. We will most likely have to know in advance the number of folks who will attend so there will be something new for a Neighbors' Night - RSVP!

Respectfully submitted,

Melanie A. Eisenberg

Finance Report
BHVA Board of Directors
August 25, 2011

July Statements: Income and expenditures continue to trend positive. Cash has increased to over \$76,000. Year to date surplus is over \$23,000. If the trend continues, I recommend paying off the Line of Credit (about \$10,000).

Finance Committee: The Finance Committee met on 8/22 and began the task of budget preparation. The Committee met with Dick Aikens and reviewed line by line the income and about half of the expenses in the 2010 budget.

Board input is needed in the following areas:

- Board plan to deal with Greywood refusal to pay lot assessments.
- Any anticipated legal issues for next year.
- Committee budgets.
- Management fee.
- Plan for Barn Rental.
- Wage increases or decreases.
- Major purchases and property repairs for next year.
- Recommend contributions to the reserve funds.

The committee will meet on September 12th at 4:00 to complete the budget.

Thank you
Jim Mroczek

Report
South Bristol Town Board Meeting
August 8, 2011

The resolution to adopt the Steep Slopes Law was passed.

Herman Arndt addressed the board regarding a meeting he had with Candace prior to the July town board meeting. Some thoughts were shared. He said that sewer rates would not be any different if the town took over. The sewerage corporation has not petitioned for a rate increase since 1987. In regards to a reserve fund, he said that nothing compels the developer to have a reserve fund. He asked the board if they felt that they had done everything that they should do in this situation and the board agreed that they had. He said that a CPA did look at the books.

The board is currently looking at the feasibility of the Transfer Station. It is costing approximately \$24,000 per year to operate.

Ellen Monagan

BHVA Web site Report July 1 - July 31, 2011

Cumulative Summary

Month 2010		Number of visits		Month 2011		Number of visits	
Jan 2010	176	530	1376	Jan 2011	249	585	1275
Feb 2010	124	328	1124	Feb 2011	163	409	884
Mar 2010	175	409	1447	Mar 2011	223	617	1611
Apr 2010	143	428	1602	Apr 2011	236	562	1153
May 2010	154	374	1029	May 2011	231	605	1289
June 2010	157	379	1332	June 2011	217	539	944
July 2010	152	319	1032	July 2011	233	505	1107
August 2010	123	250	897				
Sept. 2010	151	310	863				
Oct. 2010	182	302	932				
Nov. 2010	236	451	1105				
Dec. 2010	148	345	930				

Pages most visited for this time period (other than the main or home page): Meeting minutes, Calendar, Associations, Committees, The Villager, FAQ, Rules and Regulations, Activities .

Duration of visit:

Number of visits:	Number of visits	Percent of visits
0s-30s	352	69.7%
30s-2mn	29	5.7%
2mn-5mn	56	11 %
5mn-15mn	57	11.2 %
15mn-30mn	6	1.1 %
30mn-1h	5	0.9%
1h+	0	0 %

Method of access: Most users now access the site directly from a direct address (they type it in the address box) which is now at 97.1%, an email link or a shortcut (either on their local machine or a Bookmark or Favorite), at 0.7%, and 2.1% access the BHVA web site using links from an external page other than a search engine, such as Internet Explorer, FireFox, Safari, etc. Interestingly, there were 26 hits from Android users (a digital device that is Internet capable, but is using the Android operating system instead of the Windows or Palm operating system)



P.O. Box 215
Canandaigua, New York 14424
585.820.4968

Cumulative Analysis and Comparison Chart for 2010 - 2011

