

Bristol Harbour Village Association

March 25, 2010

Board Meeting Minutes

Members Present: Richard Booth, Patt Jones, Ellen Monagan, Mark Moretti, Kathy Wydra and Bruce Hunt

Excused: Richard (Dick) Scott, Candace Ryan, and Leo Raab

Others Present: Michelle Alvaro, Lucinda Hampton, Kristie Braun, Mattie Bicknell, Bill Coleman, Gail and Dave Hewson, John Constance, Greg Mulhern, Jan Starowitz, Carolyn Hotchkiss, and Dick Johnson.

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

2. Opening Remarks:

- Richard Booth talked about the reason for the change of meeting night and thanked everyone for attending.
- Richard reported that pickleball was approved and the process is underway. It will be operational on one court in May. Fred Fouquet and Len Ceglie are working hard to get the activity up and running.
- Richard reported that there is a waiver form for access to the BHVA library; this will allow you to access the library after hours and on weekends. This form is available in the BHVA office.
- Richard spoke about the packet of material from Fred Sarkis that was received by all Board members for which Fred is pursuing this with the town. Richard stated he will keep BHVA and residents updated as things move forward.

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 meeting.

John Constance-5 Spyglass Hill: Wanted an explanation of what Fred Sarkis was doing. Richard Booth responded and stated that the Board is holding a neutral position at this time.

Bill Coleman-6 Harbour Lane: Inquired when Dan Stephens, Andy Morey and Michelle Alvaro will be doing a walk around of the property. He would like someone to look at the little cliff by the parking area on Harbour Lane. Michelle stated that walk arounds are conducted throughout the year and that she will follow up on it.

Bill also inquired when the next Villager would be published for he has information he wishes to have put in. Patt Jones responded.

Gail Hewson-9 Spyglass Hill: Wanted the Board to know that they went to the transfer station to dispose of leaves and other debris on Saturday at 1:00 p.m. which is during

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business hours that were posted and the area in which to dispose of the debris was locked. Discussion followed and Ellen Monagan will follow up with the town.

Gail wanted to know if there was any information regarding the firework displays that are currently held at the lodge. Greg Mulhern stated that the firework company needs to get approval from town before a display can take place. Mark Moretti will follow up and talk with Greg Mulhern. Greg stated that he could get a list of when the firework displays will be and if he send's it to Michelle early enough she could send out an e-mail to all residents.

4. Approval of February 25, 2010 Board Meeting Minutes:

Motion for approval of the February 25, 2010 Board Meeting Minutes by Kathy Wydra, seconded by Ellen Monagan, motion carried.

5. Reports:

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

Marina bathroom and garage work is being conducted and it is anticipated that the work done by May. Mark Moretti reported that the new duplexes built near the lodge, are not part of BHVA and therefore they have no rights to use the community amenities. Mark was going to explore the possibility of developer paying for usage. Mark invites input from the community. Discussion is ongoing and will have to be explored at the Board level.

Mark Moretti is currently working with the tax assessor regarding the taxes associated with the Community Center. Mark has forwarded legal authority in regards to the Community Center taxes. The assessor is still reviewing the information and a decision has not been rendered. Bernie Caprini has also been assisting with this issue. A preliminary tax roll will be available soon and a decision will have to be rendered by then. Grievance day is the 3rd Tuesday in May. Mark mentioned the possibility of retaining counsel for grievance day if needed.

Motion for approval of the Bristol Harbour Resorts/Steering Committee Report by Mark Moretti seconded by Kathy Wydra, motion carried.

Property Manager/Site Manager Report-by Michelle Alvaro:

Michelle Alvaro informed everyone that Jay was not present due to another engagement.

Michelle also stated that the new copy of the declaration is scheduled to be mailed at the end of March. We were able to find a distributor willing to print all the copies for a lower cost, hence saving money on publication.

Motion for approval of the Property Manager/Site Manager Report by Richard Booth, seconded by Bruce Hunt, motion carried.

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Bristol Harbour Resorts-By Greg Mulhern:

Bristol Harbour Resorts is hosting an open house on April 16, 2010 from 7:00 am until 7:00 pm. All residents are invited to attend. Greg will forward information to Michelle Alvaro and an e-mail can be forwarded to all residents and will be posted in the next Villager.

Greg stated that most of the beams have been painted in the marina parking garage. Stucco work on the garage is slated to begin but is dependent on the weather. Marina bathroom work is also being conducted. They hope to have all projects completed by May 1, 2010.

6. Standing Committee Reports:

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

There was not a report at this time.

Motion for approval of the Environmental Committee Meeting Minutes by Richard Booth, seconded by Patt Jones, motion carried

Facilities and Maintenance Committee Report - By Leo Raab:

Michelle Alvaro reported that the bid packets for the Golfside Circle Project have gone out from the engineer. 4 contractors did appear on site for an initial meeting with the engineer. Bids are expected by the first part of April. More information will be provided at the April Board meeting.

Motion for approval of the Facilities and Maintenance Committee report by Richard Booth, seconded by Kathy Wydra, motion carried.

Recreation Committee Report-By Patt Jones

Patt Jones provided an overview of the following and the information will be available in the next Villager:

- Upcoming Saturday Neighbors Nights with times and locations.
- Ladies Luncheon is always the second Monday of the month at 12:00 noon at the lodge.
- There are two upcoming theater group outings scheduled.
- Patt Jones highlighted the on-going events, the yoga classes, art classes and line dancing.
- Patt Jones wanted everyone aware of a special upcoming event, the Kentucky Derby Party to be held on May 1, 2010.

Motion for approval of the Recreation Committee report by Patt Jones, seconded by Mark Moretti, motion carried.

Treasurer's Report-By Bruce Hunt

Bruce Hunt provided an overview of the following:

- Operating expenses are under budget after receiving February's financial report.

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- There is currently \$18,000.00 in open receivables and Bruce is currently working with Jay Adams on the collection process. The writing off of a receivable of \$3,104.40 was discussed.
- Currently in the financial statement there is a line item for the Community Center Construction Fund and a line item for the Community Center Maintenance Reserve Balance. By combining these two line items; we could start working towards a dedicated reserve balance which is being recommended by the auditor.

Motion to write off an open receivable of \$3,104.40 and to remove it from the financial statement by Bruce Hunt, seconded by Kathy Wydra, motion carried. Discussion followed.

Motion to combine the Community Center Construction Fund and the Community Center Maintenance Reserve by Bruce Hunt, seconded by Kathy Wydra, motion carried. Discussion followed.

7. Special Committee Reports:

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

Ellen Monagan attended the most recent meeting and returned with the following:

Jim Wight (Town Highway Superintendent) stated that he received a letter from BHVA regarding the snow removal on Seneca Point Road and that he has responded to the letter and looks forward to a meeting with the BHVA Board members. Discussion followed. It was determined that Mr. Wight followed up to an e-mail he received but not the letter. Richard Booth has agreed to meet with Mr. Wight in the future.

Motion for approval of Town Board/Planning Board/Zoning Board Report by Ellen Monagan, seconded by Mark Moretti, motion carried.

Community Center Committee-By Dave Eldon

There was not a report at this time.

Communication Committee-By Kathy Wydra

Is currently following up on the distribution of the Villager. She is going to review the costs and cost savings. She is going to meet with the Web Site contractor to determine how many times the Villager is accessed on the web site. If residents have any comments/concerns please contact Kathy.

Motion for approval of the Communication Committee Report by Kathy Wydra, seconded by Bruce Hunt, motion carried.

8. Old Business:

A public Hearing is scheduled for April 22, 2010 for Mr. and Mrs. Kotlik-13 Spyglass Hill in regards to unapproved removal of trees on their property and in response to a letter they forwarded to the Board. Mr. and Mrs. Kotlik were sent a letter informing them of the meeting and offering them a chance to speak at the next meeting.

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The Board received two appeals for the Community Center and they are as follows:

Email addressed to the BHVA Board, dated March 16, 2010.

May I please file an appeal regarding the decision requesting BCYC reapply in November to reserve the BHCC for the evening of Saturday, December 4, 2010.

In past years, BHVA has confirmed such requests allowing BCYC to establish the calendar of events for publication and distribution in June. Early confirmation of the location for the Oktoberfest (approved for October 2nd) and Holiday party, are vital to this publication.

Thank you for your consideration, I look forward to hearing from you in the near future.

*Sincerely,
Wendy Walsh
BCYC Secretary*

Email addressed to the BHVA Board, dated March 20, 2010.

On behalf of Jan Starowitz, Polly McCarthy, and myself and for the many residents of Bristol Harbour who use the Community Center library on a regular basis we are appealing to the Board of Directors to overrule the Building Committees recent decision not to add additional shelving for the library.

Some points of information that the Board should consider in overruling this decision are:

1) Over the past year we have conducted two major purges of books and have moved the children's library to the lower level and there is still insufficient shelving. Books are currently being placed on the floor and on top of the shelves. In addition we recently received a large number of large print books which we would like to shelve in one location in the library. Also, the number of donations will increase as many of the "snowbirds" return and donate the books they have read over the winter.

2) The library is widely used by the residents. The notebook is not an accurate reflection of the usage as many residents withdraw books and don not sign them out.

3) Where we are proposing to locate the shelves would not block any electric outlets or reduce the seating area.

4) We are aware that the one estimate that was received to add the additional shelving was \$1,700.00 and was submitted by the individual who originally constructed the shelving. We agree that the shelving should match the current shelves, but that the Board should see additional construction estimates.

*Respectfully submitted,
Chet Starowitz*

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Discussion followed. The Board did not act upon the appeals. The Community Center Committee will be asked to address the appeals and provide the reasoning and protocol for approvals and denials of applications at the April 22, 2010 Board meeting. If the Chairperson is unable to attend, the Board would like him to designate a member to attend.

Also discussed, was that all Community Center projects have to be brought before the BHVA Board for approval. This is the protocol with every committee within BHVA.

9. New Business:

John Constance-5 Spyglass Hill: Stated that he knew of another instance where someone wanted to rent the Community Center within two weeks of the date, the Center was not already reserved but they were still turned down, that would have been more revenue for the Community Center. There is a current rule in the rules and regulations requiring 30 days notice to rent the facility. He also inquired about the process of collecting past dues. Bruce Hunt responded.

Kristie Braun-12 Harbour Lane: Noted that the Boards on the some of the docks were curling up and wanted to know if they were going to be replaced. Greg Mulhern stated that they are currently working on the issue, and that it will be an on-going process.

Patt Jones-Andrews Way: Inquired if mats could be placed at the end of the slides. The area becomes muddy after rainfalls and is especially muddy in the spring. Patt will forward Michelle Alvaro the information for review and to see if it something that be paid out of the budget.

10. Motion to Adjourn:

Motion for adjournment of the meeting at 8:30 p.m. by Mark Moretti, seconded by Ellen Monagan, motion carried.

11. Next Meeting:

April 22, 2010 at 7:00 p.m. at the Community Center.

Minutes Approved April 22, 2010

Lucinda Hampton; Recording Secretary-BHVA Board of Directors