

**Bristol Harbour Village Association**

**May 27, 2010**

**Board Meeting Minutes**

**Members Present:** Richard Booth, Ellen Monagan, Patt Jones, Leo Raab, Richard (Dick) Scott, Bruce Hunt, Kathy Wydra and Mark Moretti.

**Excused:** Candace Ryan

**Others Present:** Michelle Alvaro, Lucinda Hampton, Mattie Bicknell, Kristie Braun, Alan Braun, Bob Pierce, Don Titus, Lois Titus, Bob Pierce, Fred Sarkis, Dave Hewson, Gail Hewson, and Bernice Caprini

**1. Call to order:** Meeting was called to order at 7:06 pm

**2. Opening Remarks:**

- Richard Booth stated the following:
  - Read a letter submitted by Candace Ryan who was not able to attend tonight's meeting.
  - The Citizen of the Year Committee is not a standing Committee. It is a single purpose committee that was formed 3 years ago.
  - BHVA Rules and Regulations are in place to protect the interest of the residents and to enhance property values.
  - The BHVA Board is here to serve the residents and is always willing to hear from the residents.
  - The real estate market has been effected by the economy and there is not a big market at this time. Talking down BHVA could only hurt the sales market.
  - The pickle ball posts are scheduled to be installed. Leo Raab did voice concerns about the posts and the effect they will have on the tennis courts. There is a web site where noise deadening paddles can be purchased. If anyone is interested, please contact Michelle Alvaro.

**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.**

- Alan Braun-12 Harbour Lane: The safety mirror located on the upper deck of building #1 is broken. Michelle Alvaro will follow-up
- Fred Sarkis-28 Cliffside Drive: Stated that he noticed his name on the agenda. It was explained that it was a carry over from last month's agenda. Fred did provide the Board with an update on his petition with the Town of South Bristol regarding the water/sewer charges to BHVA. A copy of the notice of petition will be provided to the BHVA Board.

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**4. Approval of April 22, 2010 Board Meeting Minutes:**

*Motion for approval of the April 22, 2010 Board Meeting Minutes by Patt Jones, seconded by Leo Raab, motion carried.*

**5. Reports:**

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

Mark Moretti provided an overview of the following:

- The bathrooms are not going to be repaired by Memorial Day. More damage was found during the re-construction than what had been anticipated. Projected time for completion of project is 2 weeks. A strong message has to be forwarded to Bristol Harbour Resorts that the bathrooms have to be a high priority to get completed. There is a port-a-potty located on the beach.
- Mark presented an overview of what occurred at grievance day and the potential compromise that could be reached for BHVA. Thank you to Bernie Caprini for attending.
- Regarding the assessment issue (compromise), Mark stated that it was presented to the Board of Assessment to reduce the taxes from \$348,000.00 down to \$10,000.00 over a 3 year period. \$75,000.00 the first year; \$35,000.00 the second year and \$10,000.00 the third year. Board did approve this settlement /compromise. At this time the assessor did not officially sign the compromise. The final decision will be made by the Board of Assessment.
- July 1<sup>st</sup> is when the final tax roll comes out. We have 30 days after this to challenge it. If a compromise is not reached a judicial petition will be filed.

*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 Michelle Alvaro:

Michelle Alvaro and Dan Stephens attended a Lead Safe Work Practices Seminar on May 25, 2010.

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 provided an overview of the following:

- An application was received from Graywood Custom Homes to build a model home on Vardon Drive. Graywood Custom Homes to attend a special meeting with residents from the immediate area. Over 30 residents attended.

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The plans were disapproved and Graywood was asked to re-submit plans that are compatible with the neighborhood.

- 8 other applications were approved.
- A violation letter was forwarded to a resident who removed trees on his property without EC approval.
- A resident had a roof replaced without first meeting the insurance requirements. Dick Scott requested that a letter be forwarded to the resident imposing a fine for not complying with the BHVA Rules and Regulations regarding contractor insurance requirements. Discussion followed.

*Motion to impose a \$100.00 fine on the residents of 15 Spyglass Hill for not abiding by the contractor insurance requirements and the Environmental Committee Report by Mark Moretti, seconded by Kathy Wydra, motion carried.*

*Motion to forward a reminder to residents regarding the insurance requirements for contractors conducting work within BHVA by Leo Raab, seconded by Mark Moretti, motion carried.*

#### Facilities and Maintenance Committee Report-By Leo Raab:

Leo Raab provided an overview of the following:

- The project on Golfside Circle is slated to begin the week of June 7, 2010. Re-Surface Corporation has received the contract. There will be preliminary meeting held with the contractor, engineer, Facilities Committee and staff on June 3, 2010. Residents will be kept updated throughout the project.
- The concrete pad will be the first phase to be completed. Golfside Circle will be the second phase to be completed and the Community Center parking lot is the third phase to be completed.
- A walk around was conducted on May 21, 2010 and a report will be available at the next Board meeting.
- A new lawn mower was purchased. The final bid was under budget.

*Motion for approval of Facilities and Maintenance report by Leo Raab, seconded by Mark Moretti, 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.
- Patt Jones highlighted ongoing events, such as yoga classes, kayaking, BCYC upcoming events, "Stampin Up class", art classes, line dancing, Nia classes, Ladies luncheon and ladies dominoes.

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- Patt Jones noted the special event, Kentucky Derby Party held on May 1, 2010 was a success and many residents are looking forward to next year's event. She thanked everyone who assisted with this party.

*Motion for approval of Recreation Committee report by Patt Jones, seconded by Ellen Monagan, motion carried.*

Treasurer's Report-By Jay Adams:

BHVA is currently running \$33,000.00 under budget in operating Expenses. There is currently \$9,500.00 in open receivables. We have \$121,800.00 in the bank.

*Motion for approval of the Treasurer's Report by Bruce Hunt, seconded by Patt Jones, motion carried.*

**7. Special Committee Reports:**

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

There was not anything specific to BHVA at the meetings. The Planning Board is focusing on the Steep Slope Law at this time.

*Motion for approval of the Town Board/Planning Board/Zoning Board Report by Ellen Monagan, seconded by Leo Raab, motion carried.*

Communication Committee-By Kathy Wydra:

Working on the development of a mission/vision statement for BHVA. Will incorporate what was utilized previously.

*Motion for approval of the Communication Committee Report by Kathy Wydra, seconded by Leo Raab, motion carried.*

**8. Old Business:**

- The Board discussed the need for additional shelving in the library.

*Motion for approval of additional shelving in the library, by Kathy Wydra, seconded by Leo Raab, motion carried.*

**9. New Business:**

- Discussion centered on the dissolution of the Community Center Committee and to integrate it into the Facilities Committee. Rich Russ would continue to be involved in center activities. Many of the current duties would be conducted by Michelle Alvaro.

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*Motion to dissolve the Community Center Committee and make it part of the Facilities Committee, with a letter of commendation to be forwarded to previous committee members, by Richard Booth, seconded by Mark Moretti, motion carried.*

- A letter of commendation will be forwarded to the Community Center Committee.
- Patt Jones is resigning as a Board member for she has sold her unit in Bristol Harbour and read her resignation. Melanie Eisenberg will fill the board vacancy until the October Annual Meeting.

*Motion to accept Patt Jones's resignation, by Richard Booth, seconded by Kathy Wydra, motion carried.*

*Motion to appoint Melanie Eisenberg to fill the Board vacancy by Richard Booth, seconded by Dick Scott, motion carried.*

- Alan Braun-12 Harbour Lane: Stated that the docks are not in good shape and need attention from Bristol Harbour Resorts. He believes they need more attention from the Developer. Recommended that residents be kept informed Regarding the closure of the Recycling Center during construction. Inquired as to why the Life Path Spa is utilizing BHVA beach and elevator for activities. Discussion followed.
- Fred Sarkis-28 Cliffside Drive: Recommended that Dan Marshall be notified directly for complaints regarding fireworks. This is in regards to an e-mail that was forwarded by Michelle Alvaro.
- Bernice Caprini-5536 Vardon Drive: Believes it is a trade off for Life Path Spa to use our elevator because they allow residents to use their facility for activities. Bernie also stated that the developer was willing to work with BHVA on building a pole barn.
- Richard Booth: The Nominating Committee had a meeting and is reviewing a mission/vision statement that was developed by Jim Littwitz. Will forward to BHVA Board. For review/input.
- Gail Hewson-9 Spyglass Hill: Encouraged the Board to work with Dan Stephens on proposals for a pole barn.

**10. Motion to Adjourn:**

*Motion for adjournment at 8:35 pm by Mark Moretti, seconded by Richard Booth, motion carried.*

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**11. Next Meeting:**

June 24, 2010 at 7:00 p.m. at the Community Center.

Minutes Approved June 24, 2010

Michelle Alvaro; Recording Secretary-BHVA Board of Directors