

Wondering what's going on at Holiday Harbour?

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Board Meeting Conference Calls

Call-In Instructions:

Please call in at 6:55pm. All parties will use the same
dial-in number and enter the same access code.

Dial-in number: (605) 475-4700

When prompted, enter the access code,
followed by the # key: 977489#

Brain Teasers 😊

Have some fun with these riddles! Answers on page 3.

1. I speak without a mouth and hear without ears. I have no body, but I come alive with wind. What am I?
2. You measure my life in hours and I serve you by expiring. I'm quick when I'm thin and slow when I'm fat. The wind is my enemy.
3. I have cities, but no houses. I have mountains, but no trees. I have water, but no fish. What am I?
4. What English word has 3 consecutive double letters?

Special Assessment Reminder!

For those who have not paid the special assessment in full, please do not forget that the last installment is due by the end of April 2019!

HOLIDAY HARBOUR BOARD OF MANAGERS MEETING February 27, 2019

CALL TO ORDER/ROLL CALL: The meeting was called to order by President, Claudia Schaefer at 6:58pm. In attendance: Claire Fisher; Kenrick Representative: Michelle Alvaro; Recording Secretary: Stacy Fox; Via Phone: Marv Wolk, Bill Mapes, Carol Neel, Nancy Stelnyk, Amelia Keller, Christopher Sardone; Absent: Jerry Brown.

APPROVAL OF MINUTES: A motion was made by **Marv Wolk** to approve the minutes from the January 23, 2019 meeting. The motion was seconded by **Amelia Keller** and passed by the Board.

FINANCIAL REPORT: The Financial Report ending on January 31, 2019:

Cash.....	\$790,999.56
Accounts Receivable.....	\$5,459.44
Special Assessment Receivable.....	\$104,146.98
Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$52,517.88
Maintenance Reserve.....	\$204,237.57
Utility Fund.....	\$704.92
Docking Fund.....	\$240,908.92
Roadway Easement Fund.....	\$88,131.84
Contingency/Emergency Fund.....	\$119,999.88
Parking Lot Fund.....	\$4,442.22

A motion was made by **Marv Wolk**, seconded by **Bill Mapes**, and carried by the Board to accept the Financial Reports.

MANAGEMENT REPORT: **Ms. Alvaro** reported that Kenrick updated the maintenance tracking sheet; forwarded letter to Bob Jacobson requesting an update on the tax assessment case with the City of Canandaigua - a response was received and forwarded to the Board; forwarded first draft of 2019-2020 budget; forwarded periodic updates to the Board; Steve Rose returned to work on February 18, 2019; working on contract for tree stump grinding; assisted with docking applications and resident questions; working on contract for carpet replacement; started soliciting for lifeguards for the upcoming season; met with on-site staff two times weekly; followed up on simplex 419 - no odor was detected at time of inspection, so a new air purifier was installed - it was noted that the smoke detector had been removed; followed up with attorney regarding smoking issue in simplex #419; responded to two calls from the answering service; reviewed service request forms with site staff - staff and Property Manager are following up on requests; prepared information for the 2/27/2019 Board Meeting; updated Happenings delivery list; a notice regarding upcoming snow event was emailed to all homeowners; Information regarding Empire Access was emailed to all homeowners; a letter and packet of all correspondence regarding window replacement at Unit #133 was emailed and mailed; a letter regarding items stored in hallway at simplex #46 was mailed to all simplex owners; mailed and emailed February Happenings Newsletter; welcome packets were sent to: Units #121, Richard Russell, and Unit #140A, Hakey Marafioti; approved invoices for January 2019 in accordance with HH Budget & service contracts; prepared & distributed financial statements for January 2019; prepared & distributed Board of Managers meeting packets; logged furnace inspections and dryer vent

inspections; gathered and updated lease information; worked with Docking Committee on organizing 2019 docking information.

Superintendent's Report: On-site staff completed the following tasks, in addition to the routine daily, weekly, and monthly tasks: took down holiday lights at gate house and Clubhouse; removed garbage every Tuesday; checked numbers at lift station daily; checked emergency lights in kitchen windows daily; fixed light post lamp at Unit #113 (wind blew it over and it was rusted underground); closed down five units for the season – #22, #28, #45, #411 and #417; picked up leaves with tractor; checked red light at Unit #36; rebuilt kayak; purchased supplies; put salter on tractor and removed bagger; built two new kayak racks; changed 8+ lights on property; checked lights once a week; had emergency lights come on in Units: #24, #28, #45, #415; cleaning simplexes #33, #46, #51, #408, #414, #419; checked unit #140A for compliance; set up for and broke down Towne Harbour and Holiday Harbour Board Meetings; cleaned seven 4" dryer vents in laundry area; shoveling snow, ice removal and plowing main roads; shoveled Saturday (19th), Sunday (20th), and Monday (21st); cleaned mower deck for 2019 season; pump at lift station clogged and burned out – Chamberlin replaced it with a new one and emptied basket; went to Ground Water to order and pick up new pump; mopped and swept halls, bathroom, laundry area and office (weekly); removed tree at Unit #113.

OLD BUSINESS:

Phase 4 Gas Line: **Bill Mapes** made a motion to accept the bid from Burrows Brothers for the Phase 4 Natural Gas project at a cost of \$69,500 and a start date of September 9th 2019. The work would be completed in 4 weeks. The motion was seconded by **Jerry Brown** and approved by the Board.

Channel Wall Update: **Claire Fisher** made a motion to approve the Change Order 4 for the channel wall project at a cost of \$136,800 added to the contract for Phase 3b with a completion date of May 1, 2019. The motion was seconded by **Nancy Stelnyk** and approved by the Board.

Entrance Wall: Estimated completion date of fall 2019.

NEW BUSINESS:

Lifeguards: **Claire Fisher** suggested contacting the Department of Health to find out requirements for pool maintenance to discuss the cost to benefit of lifeguards in future years.

Adjournment: 7:28 PM

NEXT MEETING: March 27, 2019 @ 7pm

Brain Teaser Answers!

1. An echo
2. A candle
3. A map
4. Bookkeeper