

Water Aerobics

Everyone is welcome to join Water Aerobics at the Holiday Harbour Swimming Pool Monday, Wednesday & Friday 10-11am. A 45-min CD is played poolside to direct the exercise. Class is not held on rainy days or if the temperature is below sixty degrees.

Driveway Lighting

After experimenting with a new LED driveway light, which was installed behind the entrance gatehouse, and getting positive feedback from residents and board members, we will be moving forward with a driveway light upgrade. Bill Mapes is currently working with RG&E to explore a rebate program that may share some of the cost for the lights and installation. This upgrade will reduce the cost of lighting our driveway by \$200-\$300/yr.

Resident Homeowner Volunteer(s) Needed!!

We're looking for a volunteer for 2020 season to head the Docking Committee. Preferably, it would be someone who lives at Holiday Harbour full-time. Please contact Board Liaison, Carol Neel at (601)466.4406

Urgent! Volunteers Needed!!

Resident volunteers are needed to join Holiday Harbour's Landscaping Committee! Those interested should please email Nancy Stelnyk, Board Liaison, at stelchap@aol.com

HOLIDAY HARBOUR BOARD OF MANAGERS MEETING May 22, 2019

CALL TO ORDER/ROLL CALL: The meeting was called to order by **Bill Mapes** at 6:57pm. In attendance: Carol Neel, Jerry Brown; Kenrick Representative: Michelle Alvaro; Recording Secretary: Stacy Fox; Via Phone: Amelia Keller, Claire Fisher, Nancy Stelnyk, Christopher Sardone, Marv Wolk; Absent: Claudia Schaefer.

Homeowner Comments:

- MaryAnn Bell Unit #50, request to be notified for work in her rental unit in advance.
- Ted Storto Unit #408-A, requested information regarding voting by proxy.
- Kurt Mansky Unit #130-D, requested emergency variance.

APPROVAL OF MINUTES: A motion was made by **Marv Wolk** to approve the minutes from the April 24, 2019 meeting. The motion was seconded by **Carol Neel** and passed by the Board.

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

Cash.....	\$716,105.38
Accounts Receivable.....	\$5,476.50
Special Assessment Receivable.....	\$101,169.60
Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$63,436.14
Maintenance Reserve.....	\$230,095.25
Utility Fund.....	\$4,048.17
Docking Fund.....	\$115,482.48
Roadway Easement Fund.....	\$93,543.90
Contingency/Emergency Fund.....	\$119,999.98
Parking Lot Fund.....	\$5,429.38

A motion was made by **Amelia Keller**, seconded by **Marv Wolk**, and carried by the Board to accept the Financial Reports. The laundry income was \$295.

MANAGEMENT REPORT: **Ms. Alvaro** reported that Kenrick updated the maintenance tracking sheet and the service request spread sheet; met with on-site staff two times weekly; the pool has been opened; completed lifeguard book for the season; ordered supplies for the property; the head lifeguard is cleaning and preparing the pool for the Memorial Day weekend - a meeting/training for the lifeguards is taking place on 5/18/19; reviewed service request forms with site staff. Staff and Property Manager; followed up with items from the April Board meeting; prepared information for the 5/22/19 Board Meeting; staff followed up with landscape committee regarding bush trimming by the tennis court; tree trimming has been completed on the property; received 3 bids for mulching; tree stump removal has been completed; snow plow damage has been repaired by contractor; forwarded letter to Dept. of Transportation - Bill Tones from the Canandaigua office called and said they are going to have the contractor remove the trees (no time frame when this will be completed); coordinated Reserve Study walk around which is scheduled for 5/20/19; water shut off reminder was sent to simplexes; mailed and emailed May Happenings Newsletter; approved invoices for April 2019 in accordance with HH Budget & service contracts; prepared & distributed financial statements for April 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; compiling all information for updated Directory; notified site office of lawn/tree treatments scheduled by TruGreen.

Superintendent's Report: On-site staff completed the following tasks, in addition to the routine daily, weekly, and monthly tasks: started removing dead and shrubs that have fallen over at entranceway; delivered Happenings Newsletter; unjammed a coin slot on a washer; removed garbage from hallway at simplex #18; replaced three light bulbs in Clubhouse main room; grass-seeding thin and bare spots on lawns; cleaned up around dumpsters; putting away ice-melt containers for the season; picking up sticks and debris (ongoing); ordered topsoil from K & K; cleaned Clubhouse for parties; K & K Landscaping completed clean-up from plow damage; started grass mowing on 4/23/19; called Chamberlain for jammed pump #1 on 4/22/19; cleaned and rehung the letter "R" on entranceway sign; replaced sump pump at Unit #18-B; painted tennis court bench; opened units #22, #45, #112, #411, and #417; made up yellow markers for gas shut offs; replaced LED light fixture at dumpsters; working on pool area for opening; pool is opened; repainted bike racks; set up tennis court; trimmed trees at tennis court; cleaning simplexes #51, #101, #140, and #414; re-lit pilot light in hot water tank at #419-C; worked with Brawdy – lights on dock not working; put out two bike racks at the 400 block and between 53/54; yearly fire inspection completed; obtained prices for new zero turn mower; had walk around with Bill Mapes, Heather, Jake and Joe for docks; cleaned oven in Clubhouse; contacted contractors regarding tree stump removal; cleaned Clubhouse windows inside and out; reviewed and responded to e-mails on a daily basis.

OLD BUSINESS:

Dock Update: **Bill Mapes** reported that landscaping surrounding the new docks has not been able to be completed yet, due to the rain. No further canal wall work is planned until the Long-Range Planning Committee can meet to discuss the next most important steps.

Yacht Club Cove Swale: **Nancy Stelnyk** reported that YCC has agreed to clean out the swale. More information will be provided on a monthly basis until it is complete.

NEW BUSINESS:

New Street Lights: **Bill Mapes** made a motion that after experimenting with one new LED street light, that Holiday Harbour purchase all of the street lights at a cost of between \$2500-\$4000, depending on if Steve & Billy install the lights or if the job is hired out. Further research is necessary, including the possibility of a rebate program through RG&E. The funding for this project would come out of the Roadway Easement Fund, which is shared with Town Harbor. The motion was seconded by **Marv Wolk** and passed by the Board.

Phase 4 & 5 Gas Lines: **Bill Mapes** reported that Phase 4 of the gas line project will be completed in Fall 2019. Phase 5, would complete all of the gas lines that connect to units in Holiday Harbour. **Bill Mapes** made a motion to request Thornton Engineers at a not to exceed cost of \$5000 to engineer and go for bids for the Phase 5 of the gas lines. The motion was seconded by **Jerry Brown** and passed by the Board.

*The only Steel gas lines that will remain in service will be a 6 inch line from the clubhouse along the east end of the docks between Unit #58-#100 and over to Unit #142.

Review and Approve Variances:

- Unit #51-B, request to install flower box to match shutters.
- Unit #32, request to install an awning.
- Unit #130-D, request to install on-demand water heater

A motion was made by **Amelia Keller** to approve the above variances subject to adherence to Holiday Harbour specifications. The motion was seconded by **Marv Wolk** and passed by the Board.

Mulching: **Nancy Stelnyk** made a motion to have Lakeview Landscaping to complete the mulching on the property at a cost of \$7,224. The motion was seconded by **Jerry Brown** and passed by the Board.

Homeowner Directory: **Michelle Alvaro** reported that the 2019 Holiday Harbour Homeowner Directory is back from the printer and will be hand delivered to each unit.

Adjournment: 7:36 PM

NEXT MEETING: June 26, 2019 @ 7pm

Social Committee Seeks New Members!

Current members are Kathy Schott, Joan Brown, Kathy Mapes, and Diane Roach. Typically the Social Committee organizes a June "Meet & Greet" for seasonal and new residents, a chicken barbecue in August, and a potluck dinner in September or October. The Social Committee selects activities for these events, distributes flyers for them, and sets up the Clubhouse. Please contact Joan Brown (585)394-4967 or jbrown11@rochester.rr.com) by Friday, June 21st if you are interested in helping. A meeting will be scheduled with new Social Committee members to discuss future events.

AEROBIC CLASSES!

Low-impact aerobics suitable for all levels of fitness. The only pre-requisite is the ability to move and have fun!

EVERY Tues & Sat at 9am in the clubhouse

Bring water, a mat or towel, & arm weights if you have them.

If you have any questions, call Kathy Schott @ 396-5838