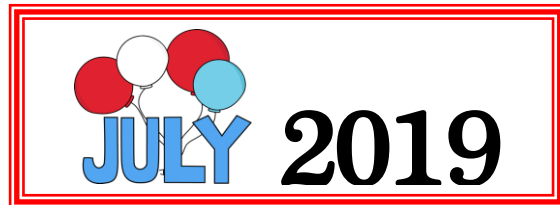




60 HOLIDAY HARBOUR  
CANANDAIGUA, NEW YORK 14424



# happenings

## Wondering what's going on at Holiday Harbour?

Check out this site:

[www.neighborhoodlink.com/  
Holiday\\_Harbour](http://www.neighborhoodlink.com/Holiday_Harbour)

## Tennis Exhibition

Dom & Mary Anne Vitticore have invited several teammates from their Florida residence to Holiday Harbour for a little tennis team reunion.

Matches will take place:

Sunday, July 28<sup>th</sup> 6-10pm

Monday, July 29<sup>th</sup> 9am-Noon

Monday, July 29<sup>th</sup> 6-10pm

Residents are invited to bring a chair & watch the fun!

In August, Dom Vitticore & Linda Lytle may host a tennis clinic. Details later. Questions? Call Dom at 585.764.8755

## Have a Quick Question for Steve & Billy?

Feel free to email our wonderful Superintendents with your inquiries at: [srose@kenrickfirst.com](mailto:srose@kenrickfirst.com) This will help reduce phone calls and stop-bys during work hours. Email is checked once daily. **NOTE:** Service requests will still need to be filled out and turned in on the slips provided.

## Interested in Volunteering for Holiday Harbour?

If so, help is needed for the nominating committee! Every year, there are 3 board positions to be filled, each for a 3-year term. The nominating committee solicits, receives, and processes applications from interested residents. The time commitment is 4-8 hours starting in August. If interested, please contact board liaison, Claire Fisher at 585.329.7031 or stop by at Unit #57.

**Thank you!** ☺

## Interested in Running for the Board of Managers?

If so, there are 3 board positions to be filled every year, each for a 3-year term. Being a board member is a great way to volunteer, be involved, and improve our community.

For more information and a nomination form, contact Board liaison Claire Fisher at 585.329.7031.

Elections will be held in October 2019.

**Your community thanks you for your consideration!** ☺

**CALL TO ORDER/ROLL CALL:** The meeting was called to order by Vice President, Claire Fisher at 7pm. In attendance: Bill Mapes, Amelia Keller, Jerry Brown, Nancy Stelnyk, Christopher Sardone, Claudia Schaefer; Kenrick Representative: Anita Smith; Recording Secretary: Stacy Fox; Absent: Carol Neel

**UPDATE:** Bill Mapes was appointed interim President through September 2019.

**HOMEOWNER COMMENTS:**

- **Corinne Canough Unit #28:** Thanked the Board. She also commented that Lakeview Landscaping mulching was late this year – she requested that in future years, mulching be completed earlier, or that residents be notified when mulching would occur, or that Holiday Harbour staff supervise their work. She also commented on the disrupted land from recent projects.
- **Annette Gaul, #408-B:** Thanked the Board, as well as Steve & Billy. She also requested attention on Simplex #408 regarding gutter and window-well, and therefore significant basement issues.
- **Tom Roach, #113:** Commented on the disrupted land issues. He also commented on a stump grinding issue. He also commented on the Jacobsen trial.
- **Marty Bataseo, #39:** Requested information on the flagging on the property.
- **Frank Hacknalla #33-B:** Commented on the service requests submitted (see below).
- **Jim Flights #45:** Discussed unit storm door.

**APPROVAL OF MINUTES:** A motion was made by **Bill Mapes** to approve the minutes from the 2019 meeting. The motion was seconded by **Nancy Stelnyk** and approved by the Board.

**FINANCIAL REPORT:** The Financial Report ending on May 31, 2019:

Cash.....	\$676,760.23
Accounts Receivable.....	\$10,023.16
Accounts Payable.....	\$36,002.50
Prepaid Assessments.....	\$33,531.27
Maintenance Reserve.....	\$245,814.98
Utility Fund.....	\$4,048.17
Docking Fund.....	\$103,946.56
Roadway Easement Fund.....	\$95,513.44
Contingency/Emergency Fund.....	\$119,999.88
Parking Lot Fund.....	\$5,923.00

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

**FINANCIAL MOTION:** **Bill Mapes** made a motion to move \$19,999.88 from the Emergency Fund to the Docking Fund. The motion was seconded by **Jerry Brown** and passed by the Board.

**MANAGEMENT REPORT:** **Ms. Smith** reported that Kenrick updated the maintenance tracking sheet and the service request spread sheet; met with on-site staff two times weekly; completed safety plan for the pool per the NY State Department of Health; Ordered supplies for the property; reviewed

service request forms with site staff; the State has removed the trees damaged by the beaver near the pool; followed up with items from the May Board meeting; prepared information for the 6/26/19 Board Meeting; edging has been completed on the property; attended Reserve Study meeting on 5/20/19; forwarded information to the representative for the Reserve Study; mailed and emailed June Happenings Newsletter; welcome packets sent to Units #32, Jaqueline & Pau Sherry and #33-B, Frank Hacknauer; approved invoices for May 2019 in accordance with HH Budget & service contracts; prepared & distributed financial statements for May 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; compiled and organized all information for updated Directory, then worked with printer to have it printed; 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: cutting grass; started painting wing walls; filling in holes around property; cleaning out gutters; M & J Carpets installed new carpets in 101 simplex; installed sod walkways in 100 block; put out new kayak racks; installing dock ladders (ongoing); put tops back on lamp heads (fell off due to high winds); opened tennis court; adjusted tennis court lights; distributed Happenings; repaired downspouts; working with OTM for gas line; replacement in Phase 5; trimming up trees throughout property; removed AC covers; installed yellow markers by gas valves; replaced light bulbs throughout property; tagging boats and trailers; cleaned goose excrement off docks at 400 block; pressure-washed the concrete back patios – Units #110, #114, #129; working on service requests; installed emergency phone at pool area; pulled out root ball at 116.

### **OLD BUSINESS:**

Dock & Gas Project Updates: **Bill Mapes** reported that the land needs to be dry in order for the machines to get the rocks out of the lawn. Once rain stops long enough, they will complete this project and the land will be hydro-seeded. The Board has contacted all necessary contractors on a regular basis about when progress can commence. The Board thanks residents for their continued patience. **Claire Fisher** will be contacting Brawdy to determine the cost of installing a French drain to eliminate the water problem between Unit# 26 and 27.

Yacht Club Cove Swale: **Nancy Stelnyk** reported that a tree has been taken down and that YCC will be cutting the grass that is on their property, even though Holiday Harbour has been mowing the lawn. She also reported that they have agreed to clear the swale.

City Trial: **Bill Mapes** reported that Jacobsen summarized the trial:

Monday June 24<sup>th</sup>: Our trial lasted four days and concluded last Thursday. The trial went very well. The two main issues were the appraisers' estimate of market rent and how they treated the failed inlet wall. Overall, our appraiser outperformed the City appraiser. We were also able to discredit the City appraiser's report. We may have won the appraisal battle against the City, but the Judge will still need to find the fair market value of the subject property.

Tuesday June 26<sup>th</sup>: Bob Jacobson was at the inspection with Judge Doyle and the City attorney. Bob indicated that the traffic noise from route 5 & 20 was pretty loud at 1:00 PM. He remembers specifically the Judge having to repeat himself due to the traffic noise. Post-trial papers from both sides will be due in late September/early October. This includes findings of fact and legal briefs. We will also

have extra time to put in a reply brief within 30 days. The judge's decision is estimated between 60 days to 6 months after that. We can't control the timeline for the judge's decision.

Street Lights: **Bill Mapes** reported that the new LED light order has arrived and that Billy & Steve will be installing the lights over the next few weeks.

Phase 5 Gas Lines: **Claire Fisher** made a motion to complete a study with DDS for the Phase 5 gas line project at a not to exceed cost of \$2,000. This study would determine the gas line pressure required to provide sufficient gas to support the needs of the 400-Block if approximately 750 ft of 6" gas lines were reduced to 4" which would save \$20,000 in construction cost. The motion was seconded by **Marv Wolk** and passed by the Board.

Gutter Research: **Claire Fisher** requested that gutters with significant issues be assessed for clogging, as they may be undersized. **Marv Wolk** suggested that the problem downspouts have water poured through to clarify if the gutters are clogging, or if there are actual issues with the size of the gutters.

#### **NEW BUSINESS:**

State Pool Inspection: Holiday Harbour's pool received a clear bill.

Review and Approve Variances: Unit #43, request to replace a hot water heater with a Navien, installed by Potter. Unit #23-B, request to install new door to unit in the common area of their simplex. 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.

Service Requests: Simplex #33, request to replace front doors to simplex and request to repair walkway. The Board will discuss these matters to address the issues raised.

#### **PRE-MEETING VOTE:**

New Trailer: **Bill Mapes** made a motion that Holiday Harbour purchase a new trailer at a price not to exceed \$1,350. The motion was seconded by **Nancy Stelnyk** and approved by the Board.

**Adjournment: 8:17 PM**

**NEXT MEETING: July 24, 2019 @ 7pm**

## **Privacy Wall Update**

Privacy walls on Units #10-13 will be painted a different color in early July. This is a test run to see how a new color looks, as approved by the board last September. Stop by and take a look!