

You Voted, We Tallied! **Let's Welcome Our 2019-2020 Holiday Harbour Board of Manager's**

The October 1, 2019 organization meeting took place after the board annual meeting with the election of officers and the appointment of committee Board Liaisons as follows:

President: Nancy Stelnyk

Vice President: Chris Sardone

Secretary/Treasurer: Marvin Wolk

Board Members: Claire Fisher, Bill Mapes, Carol Neel, Jerry Brown, Cindy Alves and Jim Flaitz.

Thank you all for your volunteer service to the Holiday Harbour Community.

Thank You!

The Board would like to recognize and express its gratitude to **Claudia Schaefer** & **Amelia Keller** for their volunteer service on the Board of Manager's at Holiday Harbour.

Volunteer(s) Needed!

The Board is seeking a volunteer (or 2) to manage the Holiday Harbour website. Modest computer skills would be necessary for about 4 hours per year to keep the website up-to-date.

If interested, please contact **Claire Fisher** at jandcfisher1@gmail.com

Welcome!

Holiday Harbour would like to welcome
Kimberly Condon to **Unit #118**

ATTENTION RESIDENTS!

The Board would like to remind you to please submit your Dock Space Application as soon as possible to make sure you have a space for the 2020 boating season.

Applications are due by October 15, 2019.

Please note that any incorrect or incomplete applications cannot be processed.



HOLIDAY HARBOUR BOARD OF MANAGERS MEETING September 25, 2019

CALL TO ORDER/ROLL CALL: The meeting was called to order by Bill Mapes at 7:01pm. In attendance: Claire Fisher, Jerry Brown, Nancy Stelnyk, Amelia Keller, Claudia Schaefer, Carol Neel; Kenrick Representative: Michelle Alvaro; Via Phone: Christopher Sardone, Marv Wolk; and Recording Secretary: Stacy Fox.

PRE-MEETING HOMEOWNER COMMENTS:

- Unit #28: Commended the Board on the newly painted wing walls and complimented the work that Claire & Jim Fisher have done.
- Unit #50: Commented on the proximity in which mulch was placed next to A/C units this year.

POST-MEETING HOMEOWNER COMMENTS:

- Unit #28: Asked about the priority that is given to snow plowing.

APPROVAL OF MINUTES: **Jerry Brown** amended the variances to say “remove end wing walls.” A motion was made by **Nancy Stelnyk** to approve the minutes with the amendment from the August 28, 2019. The motion was seconded by **Amelia Keller** and approved by the Board.

FINANCIAL REPORT:

The Financial Report ending on August 31, 2019:

Cash.....	\$613,899.99
Accounts Receivable.....	\$9,764.15
Accounts Payable.....	\$7,559.20
Prepaid Assessments.....	\$28,462.34
Maintenance Reserve.....	\$281,135.42
Utility Fund.....	\$2,048.17
Docking Fund.....	\$119,996.69
Roadway Easement Fund.....	\$93,241.24
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$7,923.00

A motion was made by **Jerry Brown**, seconded by **Marv Wolk**, and passed by the Board to accept the Financial Reports.

MANAGEMENT REPORT: **Ms. Alvaro** reported that Kenrick updated the maintenance tracking sheet with the walk around information and the service request spread sheet; met with on-site staff two times weekly; followed-up with HO's regarding service requests; reviewed service requests and maintenance tracking sheet with site staff; Steve was informed doors will not be available until September 26th for the 2 simplexes scheduled to have doors installed; copies of the house rules and docking applications are in the site office; the first and second mailing for the annual meeting was completed; developed contracts for projects on the property; completed C of C's as needed; followed up questions regarding pool repairs; staff responded to emergency calls regarding sewer back-up in clubhouse and in unit #39; followed up with Leisure Craft and Pools with questions posed from the Board; completed correspondence per the direction of the Board; emailed 2020 Docking Application; emailed notice of Burrow Bros. on site; emailed proxy and candidate forms; emailed notice of retaining wall work; mailed and emailed September Happenings Newsletter; welcome packets were sent to Units #111-D and #118; approved invoices for August 2019 in accordance with HH Budget & service contracts; prepared & distributed financial statements for August 2019; prepared & distributed Board of Managers meeting packets; logged furnace inspections and dryer vent inspections; gathered and updated lease

information; worked with Docking Committee to organize 2019 and 2020 docking information; 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: lawn mowing; trimming shrubs; working on new street lights; painting wing walls; cleaned stains on Clubhouse carpets; had Fleming HVAC clean and service boiler in Clubhouse; set up for board meetings; cleaned Clubhouse for parties; cleaned and mopped laundry and office; walked around with Bill Mapes and Burrows Brothers in regards to gas line work; OTM flagged property for gas line work; working on painting list; checked gas lines at units #16, #404 and #405; replaced 4" sump pump line and sump pump at #137 simplex; caulked around back door at simplex #111; repainted back door and kick board at simplex #111; changed light bulbs throughout property; cleaning crabapples off dock at unit #136; closed down pool building; drained water and put anti-freeze in drains; put away pool furniture (tables, chairs, umbrellas); called Fleming HVAC to close boiler (pool); drained hot water tank at pool; removed caution tape and stakes from Units #20 - #23; garbage pickup weekly; emptied pet debris cans weekly; looked at water in crawl space of simplex #111; met with property manager two times weekly; forwarded variances as needed.

OLD BUSINESS:

Pool Re-Gunite: **Jerry Brown** reported that Leisure Pool & Craft would not be able to accommodate Holiday Harbour this Fall. The project is now scheduled for Fall 2020.

Dock Update: **Claire Fisher** reported that the permits for the Corp of Engineers & NYS DEC need to be renewed for the new construction that will be done in early 2021. To proceed, there will be a meeting with LaBella Engineers to request a quote to do the engineering.

Deck Update: Regarding Unit #111-B's deck sliding **Bill Mapes** requested an engineering evaluation to make recommendations for repair. **Claire Fisher** reported that second floor deck construction should be evaluated for conformance with the NYS Building Code.

Front Entrance Wall: **Claire Fisher** reported that the project has begun and will be completed in approximately 4 weeks.

NEW BUSINESS:

Review and Approve Variances:

- Unit #54, request to move A/C.
- Unit #24, request to remodel the first floor and relocate bathroom.

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.

Appointment of Inspectors of Elections: **Claire Fisher** made a motion to appoint Lynn Jacobs and Corinne Cannough as the inspectors of election for the annual board meeting. The motion was seconded by **Nancy Stelnyk** and passed by the Board.

VOTE BY EMAIL DURING THE MONTH:

Gutters: The Board approved a contract for getting the gutters cleaned, as well as an inspection regarding the health of the gutters and downspouts.

Driveway Repairs: The Board approved a contract to remove 2 inches out of each area that has been recently painted with numbers (with the exception of 9 and 10), then new pavement will be installed at a cost of \$21,200. The project will be completed by the end of October.

Adjournment: 7:29 PM

NEXT MEETING: October 23, 2019 @ 7pm

Word at the Harbour

Please be on the look-out for a debut of additional features to our Holiday Harbour Happenings in Spring 2020!

To do that, we need ***your*** ideas over the next few months. So to get the ball rolling, do you want, for example:

- more news about people, businesses, sales and rentals?
- a column, interviews with residents/staff, links to sites, info on topics like recycling, water quality, native wildlife like cormorants
- a space for praise or complaints, local events, humor, reviews?
- a place to ask questions about our rules and regs?

Please send your ideas to your neighbor, Annette Gaul by either email or text.

Email: annettegaul@aol.com

(please enter "HHWord" in subject line)

Text: 585-880-8020

We appreciate all suggestions!

Also, please let us know whether you are interested in writing for, or being featured in the newsletter. All replies and submissions are confidential.

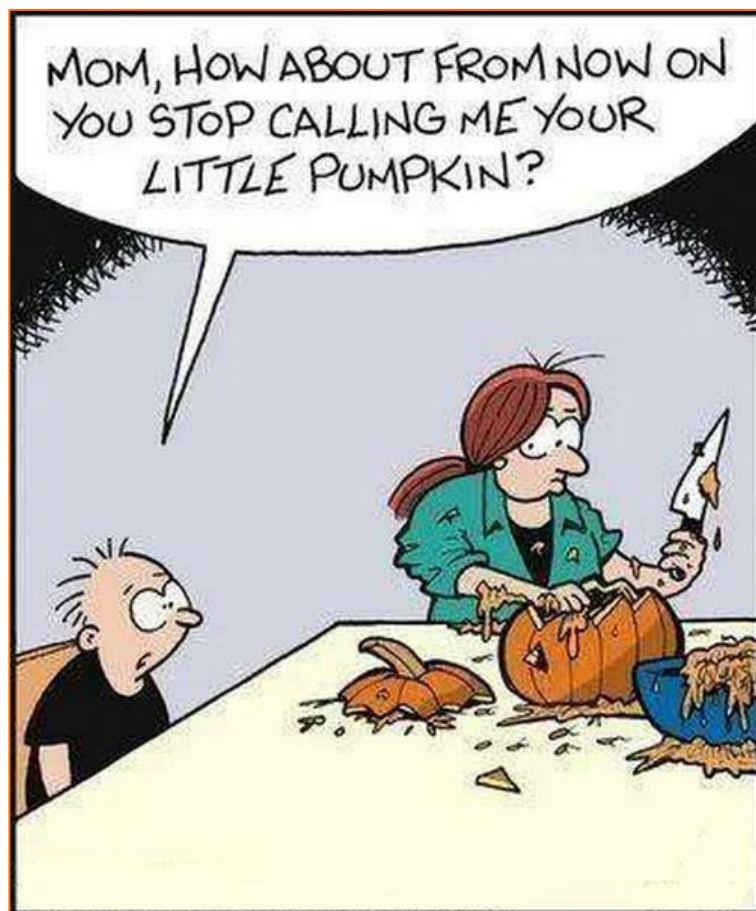
You can't say you weren't asked!

Work Out with Your Neighbors: Aerobic Class

Low-Impact aerobics suitable for all levels of fitness. The only pre-requisite is the ability to move and have fun! Bring water, a mat or towel, & arm weights if you have them.

Tues & Sat at 9:30am in the clubhouse.

Questions? Call Kathy Schott at 396-5838



Have a Quick Question for Steve & Billy?

Feel free to email our wonderful Superintendents with your inquiries at:

srose@kenrickfirst.com

Please do not interrupt them while they are working unless it is an emergency. Email is checked twice daily.

NOTE: Service requests need to be filled out and turned in on the slips provided.

