



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424

Holiday Harbour 2019-2020 Board of Manager's

Cindy Alves - term expires 10/2022
Jerry Brown - term expires 10/2020
Claire Fisher - term expires 10/2021
Amelia Keller- term expires 10/2020
Bill Mapes - term expires 10/2021
Carol Neel - term expires 10/2022
Chris Sardone, VP - term expires 10/2020
Nancy Stelnyk, President - term expires 10/2020
Marvin Wolk, Treasurer - term expires 10/2021

Committees

Clubhouse - Barb Hackel, Diane Roach
Docking - Carol Neel, Rich Russell
Finance - Marv Wolk
Gatehouse - Kathy Welch, Barb Hackel, Diane Roach
Landscape - Cindy Alves, Bill Mapes
Long Range Planning (LRPC) - Bill Mapes, Bob LoFaso, Guy Burns, Claire Fisher, Jerry Brown
Maintenance - Chris Sardone
Newsletter - Stacy Fox
Nominating - Carol Neel
Pool - Jerry Brown, Carolyn Marlin, Kathy Welch
Social - Jerry Brown, Kathy Mapes, Joan Brown, Diane Roach, Kathy Schott, Rebecca Snyder, Joyce Merritt
Variance - Amelia Keller
Facelift - Colleen Brown, Chelsea Henderson, Corinne Canough, Kathy Mapes, Claire Fisher
Water Quality - Rich Russell, Corinne Canough, Paul Lytle
Website - Chelsea Henderson
Welcoming - Corinne Canough, Barb Hackel

March 2020 happenings

Word at the Harbour

by Annette Gaul

Word has it.....

No words.....just snow, ice, and the slog 'til April. Beware the Ides of March....

Spotlight on Your Neighbor!

No Running on the Docks! But you can run around the entire HH campus and Canandaigua, and many do, including your neighbor, **George Chernowski**. If you haven't noticed him in the last few decades it's probably because he is so fast! A career runner since high school track, George is a hardcore fan of running since his first marathon in 1979. His wife, Mary Ann ("She is still my sweetheart!", he declares!) has been his greatest supporter and often helped him train. Their sons, Joe and John, have joined him in 5 and 4 marathons, respectively, and the entire family, including grandchildren, regularly participates in Turkey Trots every year.

When in training for a marathon, George runs about 50 miles a week. He has participated in 31 marathons. When not in training, he runs 30 to 35 miles a week. "I love running for the feeling of freedom and accomplishment it brings me," he says. "It's something you don't Have to do, but you do it because you Can and you choose it for the feelings it brings."

Until you can't.

About two years ago, George "met some black ice," as he puts it. While pushing off with his right foot, he slipped on the ice, breaking his tibia and fibula, and shattering his left ankle.

...continued on page 5...

HOLIDAY HARBOUR BOARD OF MANAGERS MEETINGFebruary 26, 2020

CALL TO ORDER/ROLL CALL: The meeting was called to order by Nancy Stelnyk at 7:04pm. In attendance: Cindy Alves; Kenrick Representative: Michelle Alvaro; Via Phone: Marv Wolk, Claire Fisher, Chris Sardone, Carol Neel, Bill Mapes, Jerry Brown, Amelia Keller and Recording Secretary: Stacy Fox.

APPROVAL OF MINUTES: **Nancy Stelnyk** requested that the line “after receiving the 650-page transcript” be removed from under the City Tax Lawsuit Update. A motion was made by **Marv Wolk** to approve the minutes from the January 22, 2020 meeting with the amendment. The motion was seconded by **Carol Neel** and approved by the Board.

FINANCIAL REPORT:

The Financial Report ending on January 31, 2020:

Cash.....	\$549,002.44
Accounts Receivable.....	\$9,168.29
Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$27,798.24
Maintenance Reserve.....	\$313,679.48
Utility Fund.....	\$-213.07
Docking Fund.....	\$37,068.34
Roadway Easement Fund.....	\$43,050.22
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$10,423.00

A motion was made by **Bill Mapes**, seconded by **Amelia Keller**, and passed by the Board to accept the Financial Reports. Laundry income was reported \$423 for December 2019 and January 2020.

MANAGEMENT REPORT: **Ms. Alvaro** reported that Kenrick updated the maintenance tracking sheet and the service request spread sheet; met with on-site staff on a regular basis; has requested BOM input for the 2020-2021 budget; has begun drafting 2020-2021 budget; the site staff has not mowed the state area behind the fence since 2018 (e-mail sent BOM); laundry money was collected and reported by Claudia Schaefer; followed up on complaint regarding dog feces behind unit - staff inspected, and there was none noticed; reviewed the records for a unit without a storm door; there was a variance submitted in 2007 approved by the BOM for the installation of a new door - there was nothing noted on the variance that a storm door had to be installed and there was a variance submitted in 2000 for the installation of a storm door which was approved by the BOM (e-mail sent to BOM on 2/11/2020); there is a new fuel tank with a containment system in the maintenance yard - the old tank will be removed after the fuel is transferred and/or used (the company will remove the old tank once it is emptied); met with Rich Russell and spoke with Kevin Olvany regarding the water quality committee – they provided answers to questions requested; forwarded the Board information from the NYS Department of Health regarding no lifeguards on 1/28/2020; the company who cleaned the gutters only found one issue that was repaired by the on-site staff - they did not recommend any other repairs or recommendations for changes and said the gutters are in good shape - the only concern that needs to be reviewed for the future is the location of A/C units and their placement in regards to gutter locations (e-mail sent to BOM on 1/28/2020); pool/lifeguard research e-mailed to BOM on 2/12/2020; forwarded information on the agreement for the tax assessment - it was a continuance of what was started in 2014-2015 (e-mail sent to BOM on 1/28/2020) - Bob's fee is 50% of the savings, determined before reimbursing the board for appraisal costs and if there is not a reduction, Bob does not receive any fee for his work; Unit #421 has been fined for non-compliance regarding the installation of a screen door – response was received from homeowner which was e-mailed to the BOM; the four decks being recommended for replacement are 140C, 140D, 130D, and 18C; reviewed service requests and maintenance tracking sheet with site staff;

forwarded recordings of meetings to secretary; completed 1 certificate of compliance; forwarded invoices to be reviewed and approved as needed; a letter was sent on 01/17/2020 regarding bush replacement courtesy violation; on 02/04/2020 furnace and dryer inspection reminders were sent out; On 02/06/2020 a storm door violation letter was sent; mailed and emailed February Happenings Newsletter; approved invoices for January 2020 in accordance with HH Budget & service contracts; prepared & distributed financial statements for January 2020; prepared & distributed Board of Managers meeting packets; logged furnace inspections and dryer vent inspections - following up with residents who need to provide updated information; working on gathering and updating lease information; worked with Docking Committee to organize 2020 docking information.

Superintendent's Report: On-site staff completed the following tasks, in addition to the routine daily, weekly, and monthly tasks: snow removal (sidewalks, dog areas, fire hydrants, tops of dumpsters); filled ice melt containers; price for office floor in clubhouse; unloaded 25 buckets of bromine; had new gas storage tank setup; checking winter watchman lights M-F; meter readings at lift station M-F; painting shields for new lights; garbage weekly; empty pet debris cans weekly; repaired lamp post parking lot side #100; set up and broke down for meetings; unjammed dryer coin slot; reopened unit #44 for homeowners; rehung kitchen vent unit #118; replaced socket lamp post dock side #119; replaced filters air machine simplex #419; went to workshop for healthy lawns and lake; worked on snow plow blade – new bolts and pins; installed two new lamp head lids gone high winds; cleaned out dryer vents at laundry (clubhouse); spread ice melt on main sidewalks; closed down units #112 and #405 and opened unit #44.

Maintenance Spreadsheet: The spreadsheet has not changed much this year from past years.

OLD BUSINESS:

Dock Update: **Carol Neel** reported that docking assignments are going well. The Board urges residents to turn in their paperwork as soon as possible.

Kayak Rack Discussion: The Board discussed the logistics of the kayak racks that were previously suggested by a homeowner. The Board noticed that the rack needs to be bolted to the dock, and therefore, along with some safety/liability concerns, it will not be allowed.

NEW BUSINESS:

2020-2021 Draft Budget: Meeting scheduled for March 10, 2020.

Flooring in Office: Due to continuing issues with the flooring in the office, bids were sent out and received to replace the floor. **Cindy Alves** made a motion to purchase and have M&J Carpets install click-in vinyl flooring in the office at a cost of approximately \$1900. The motion was seconded by **Chris Sardone** and passed by the Board.

Dryer Vent Inspection Amendment: **Carol Neel** made a motion to amend the dryer vent inspection requirement to read “not only can you use a qualified contractor, but it’s up to the homeowner’s discretion if they would like to complete the cleaning themselves. They will need to document it with photos and provide their signature. The motion was seconded by **Marv Wolk** and passed by the Board.

Lifeguards: The Board is considering pool needs and lifeguard hours – to be discussed further at the next meeting.

Review and Approve Variances: Unit #13, request to install a handrail. 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.

Adjournment: 7:46 PM

NEXT MEETING: March 25, 2020 @ 7pm

Board Meeting Information

Please note that the next meeting date is February 26, 2020 at 7pm
Meetings are held on the 4th Wednesday of each month, unless otherwise noted.

Your input during the open forum sessions is valuable and encouraged. The more information the board has, the better their decisions will reflect your thoughts and preferences.

2020 meetings will be held on:

March 25, April 22, May 27, June 24, July 22, August 26, September 23, October 6 [Annual Meeting], October 28, November and December - TBD

Instructions for accessing Holiday Harbour's website

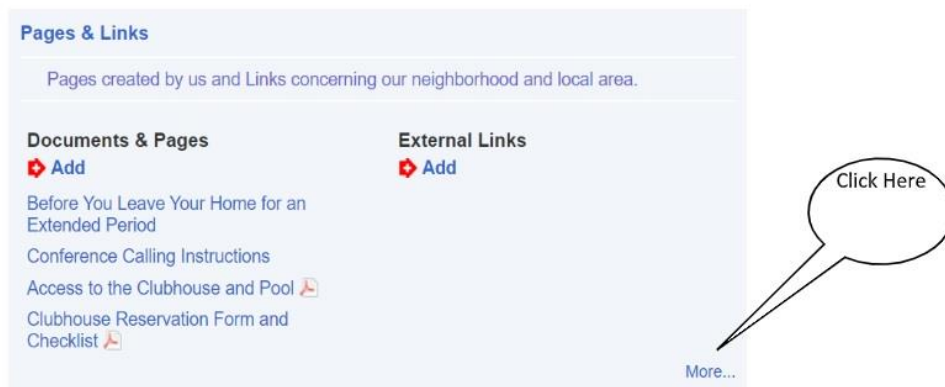
1. Go to neighborhoodlink.com
2. Type in our zip code, 14424, in the space noted, then push 'search'.



3. Scroll down maybe one page and click on Holiday Harbour



4. You're in! Now you can view and print forms, newsletters, docking applications and other material. Be sure to hit the 'more' button for extended viewing.



Snow Removal Request

For residents who are not going to be here for an extended period of time, please park your vehicles in the 400-block.

Do not leave your vehicles parked in front of your unit.

Also, please do not park your cars over the curb. It is difficult to complete snow removal if cars are not moved and are parked over the curb!!

Thank you in advance for your cooperation! 😊

Word at the Harbour (continued...)

After surgeries resulting in bolts in his ankle and a plate in front of his leg, George says the high point was when his doctor encouraged him that he would run again, though he did not believe it at the time.

Four months after the fall, he got on a treadmill and felt somewhat disheartened at the challenges he faced. Then his granddaughter Naomi (Joe's daughter) asked George if he would consider running a half marathon with her in January 2019 at Disneyworld. He could not refuse. He trained rigorously, sometimes feeling disheartened.

He finished the half marathon with great joy, a sense of good fortune, and knowledge that he fully demonstrated the value of perseverance to himself and for his family.

George semi-retired when he sold his insurance business, but has not slowed down. He still teaches college level English, and decided to work part-time at, yes, a running store! Your neighbor George is a self-motivated motivator... and he will never stop running. So wave to him when you see him run by... word has it there is a marathon in May in Buffalo!

Final Word.....

Spring is around the corner!!! A few more people are signed onto the Holiday Harbour, Canandaigua Facebook site! Stay healthy & happy.



Half Marathon at Disney World



The Sweethearts



Turkey Trotting Family

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.

Board Meeting Conference Calls:

Call-In Instructions:

All parties will use the same dial-in
number and enter the same access code.

Dial-in number: [\(605\) 475-4700](tel:6054754700)

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

977489#

Obituaries

Holiday Harbour
sends its deepest
condolences to the
families of
Allen Schroeder
from unit #114 and
Jim Flaitz from
unit #45.

Updated Rule from the Holiday Harbour Rules & Regulations

Number 7 under Part XI will now read:

All units are required to have a clothes dryer vent inspection every two years, due at the same time the furnace inspection is due by either a qualified contractor or a homeowner's signed statement that the vent has been cleaned to Holiday Harbour requirements. Accompanying photos documentation must be submitted with this statement. Proof of inspection shall be submitted to the Management Company; where proof of inspection is not provided, the Board of Managers may take action against the homeowner in the way of levying fines or shall order such service to be accomplished at the expense of the home owner. (added 5/2014)