



60 HOLIDAY HARBOUR  
CANANDAIGUA, NEW YORK 14424

# May 2020 happenings

## 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

## Pool Opening Notice

Attention residents, due to COVID-19 and New York State mandates, the Holiday Harbour pool may **not** be opened by Memorial Day. We will continue to keep you updated.

## Boulders in the Canal

Due to the inclement weather, the boulders have not yet been removed from the canal. You can put your boat in at your own risk, but any damaged that is caused from the boulders is not the association's responsibility.

## Word at the Harbour

*by Annette Gaul*

Send me 300 of *Your Words* about an interesting or significant thing in your life..

An event? An activity? An avocation? Don't worry about spelling or grammar; we'll handle that. Attach a photo and send to me at [annettegaul@aol.com](mailto:annettegaul@aol.com) or mail it/drop it off at Unit #408-B.

Perhaps you're a nautical expert that can once and for all explain the local buoy system (Red, Right, Return...?); or perhaps you have met someone famous (for example, I had cocktails with my author idol, James Michener, in Rome, Italy!).

Who needs fiction  
when there is so much truth?!

## HOLIDAY HARBOUR BOARD OF MANAGERS MEETING ..... April 22, 2020

### CLOSED MEETING

**CALL TO ORDER/ROLL CALL:** The phone meeting was called to order by Nancy Stelnyk at 6:02pm. In attendance: Jerry Brown, Amelia Keller, Claire Fisher, Carol Neel, Marv Wolk, Cindy Alves, Bill Mapes, Chris Sardone; Kenrick Representative: Michelle Alvaro; and Recording Secretary: Stacy Fox

**APPROVAL OF MINUTES:** The following amendments were made to the March 25<sup>th</sup> 2019 meeting:

- “Residents with any issues with fees or the special assessment will be assessed.” **Jerry Brown** made a motion to change the word assessed to “reviewed on a case by case basis.”
- The section about Unit #111-D should be about a deck, and Unit #111-B should be included, which is about the patio.

A motion was made by **Marv Wolk** to approve the minutes with the above amendments from the March meeting. The motion was seconded by **Cindy Alves** and approved by the Board.

### FINANCIAL REPORT:

The Financial Report ending on March 31, 2019:

Cash.....	\$591,496.24
Accounts Receivable.....	\$8,438.14
Accounts Payable.....	\$284.45
Prepaid Assessments.....	\$23,932.12
Maintenance Reserve.....	\$362,105.33
Utility Fund.....	-\$213.07
Docking Fund.....	\$36,635.00
Roadway Easement Fund.....	\$22,349.72
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$11,423.00

A motion was made by **Marv Wolk**, seconded by **Amelia Keller**, and passed by the Board to accept the Financial Reports, with the note that **Claire Fisher** would look into why the utility report is negative and the docking fund is lower than usual.

**MANAGEMENT REPORT:** **Ms. Alvaro** reported that the Kenrick main office is closed until May 7, 2020, and the staff is working remotely. She also reported that Kenrick completed the following tasks: attended the March 25, 2020 Board meeting; the 2020-2021 operating budget was approved; the 2020-2021 budget letter was forwarded to the homeowners - Nancy Stelnyk reviewed it prior to mailing; completed permit paperwork for the next phase of the docking project; updated the maintenance tracking sheet and the service request spread sheet; maintenance tracking sheet will be provided at Board meeting; met with on-site staff on a regular basis; transcribed the meeting minutes from the March 25, 2020 Board meeting; an anonymous complaint was submitted regarding individuals walking on the decks, which was already addressed previously by the Board; due to the coronavirus (COVID-19) the clubhouse and site office are closed until further notice - site staff is continuing to work but are limiting their interaction with residents; followed up with attorney regarding the tax assessment - his response is as follows: *“I will be writing an update to unit owners within the next week. Here is a brief update to the board members. A trial was held over the summer in 2019. The trial lasted four days and a lot of information was presented at trial. We submitted all post trial papers to the court and we are awaiting a decision. I followed up with the Judge’s law clerk last week and today. It has been difficult to get a response because the court has reduced their staff due to Covid-19. I will try to get an answer on when we can expect a decision;”* completed mandatory signage for the pool; completed NYS Pool Safety Plan for the 2020 season; sent a letter on 3/23/20 to residents from Kenrick CEO; sent a letter on 3/24/2020 regarding the Clubhouse being closed until further notice; sent a letter on 4/3/2020

regarding the budget letter; sent a letter on 4/13/2020 regarding the Board meeting being cancelled; mailed and emailed March Happenings Newsletter; approved invoices for March 2020 in accordance with HH Budget & service contracts; prepared & distributed Board of Managers meeting packets; logged furnace inspections and dryer vent inspections; 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: cleaning, wiping door handles, laundry machines, light switches, kitchen, bathrooms, etc.; cleaned up pile of debris from snow pile at the #100 block; started scraping curbs (ongoing); reopened units #28, #112, #142, and #134; replaced down spout strap at #101 simplex – parking lot side; put together new signage requests and ordered them; removed snow stakes throughout property; unplugged gutter in front of clubhouse; followed up with contractors regarding boulder removal in the canal; leveled and re-concreted fence posts on the pool deck; blew off leaves and debris from pool deck; wiped down door handles and mailboxes in simplex entry ways; KMC completed work in unit #44; raked out broken asphalt pieces along parking area; picking up sticks throughout property (ongoing); rebuilt kayak rack for the #100 block; pressure washed back patios at the #419 simplex (common area); pressure washed back patios of units #107 & #131-service requests; repainted front entranceway railings to the clubhouse; repainted doors, doorframes, ledges, interior around windows and baseboards in the clubhouse; opened the car wash for the season; repaired kayak rack in the #400 block; putting away ice melt containers (ongoing); completed maintenance on the equipment; began mowing on 4/13/2020; built a new bench for tennis court area.

## **OLD BUSINESS:**

Patio on Unit #111-B: Patio to be repaired.

Deck on Unit #111-D: This deck will be the first deck to be repaired this year.

Insurance Bids: Bids have gone out to multiple insurance companies.

Storm Door on #421: The homeowners of Unit #421 requested to not install the customary storm door. The Board noted that this is not a choice for homeowners – since HOA fees cover gas, the doors help lower utility costs. The Board decided that if the Unit does not have a storm door by the end of May, then there will be a fine.

## **NEW BUSINESS:**

HOA Fees, Special Assessment and the Effect of COVID: The Board discussed that if homeowners are having a difficult time paying the HOA or Special Assessment fees, they need to contact Kenrick in advance. The Board asks homeowners to please do not assume that non-payment without communication is acceptable, as there will be a fee.

### Committee Reports:

- **LRPC:**
  - **Bill Mapes** reported that he called Glen Thornton about the Phase 5 gas line; he was sent a contract which was reviewed and bids are being sent out.
- **Docking:**
  - **Carol Neel** reported that stickers will be mailed after an account ledger is collected from Kenrick - probably around the first or second week of May.

- The Board reiterated that they will follow the rules set before - the title and registration are the boat length followed and therefore, only those listed as 22 ft will be allowed.
- In light of COVID, the Board decided that registrations that expire before June 1<sup>st</sup> must be received by July 1<sup>st</sup> – these residents will still be expected to mail in the hardcopies of their registration) – I know you said you do not want this included, but do you want anything regarding this topic included?
- She also reported that there are boulders in the water channel. **Michelle Alvaro** responded that the contractors will be removing them, but it won't be for at least 1-2 weeks. Homeowners looking for an early boat launch can, but enter your boat at your own risk – if residents decide to put their boat in before the boulders are removed, Holiday Harbour will not be held responsible for damage if it occurs.
- Landscaping:
  - **Cindy Alves** reported that there were no major costs this year. Next year, however, will involve mulch and tree work. The budget will need to be increased accordingly.
  - This year, the focus is to improve health of lawn, provide intense seed coverage in bare areas, and cork aerate the soil. This overlaps and agrees with recommendations of the water quality committee.
- Social:
  - **Jerry Brown** reported that with the virus in mind, there is no update on whether or not events will be planned or held.
- Pool:
  - **Michelle Alvaro** reported that the pool company is not currently open, so as of right now the pool will most likely not be open by Memorial Day. **Jerry Brown** proposed that if the pool is not able to be opened on time, that the pool may be able to be gunited in the spring, instead of the fall, if the company is able to safely and properly complete the service this time of year.
- Vision:
  - **Claire Fisher** reported that the committee is working on options for the front sign.
  - She also reported that caps were purchased for the sign to match the wall. They are stored in the maintenance yard behind the fuel tank.
  - They are also working on options for stucco work and have contacted a contractor for advice.
  - Presentations on the above research will most likely be prepared by June or July for the Board and homeowners to review.

Walk Around: The Board has tentatively planned the annual walk-around for June 2<sup>nd</sup> at 4pm.

Masonry Concrete: Given the current projects and high costs, the Board will not be completing any concrete work this year, unless there are emergencies or trip hazards.

Simplex Decks: The following decks are in need of repair Units #140-C and #140-D, #130-D, #18-C, #111-D and #33-C. **Claire Fisher** reported that the cost to replace decks is very expensive. The best option is to put the decks on a rotating maintenance schedule to prolong the life. This involves inspection to replace warped boards, replacement of pulled fasteners, power washing, and sealing. **Bill Mapes** reported that the current budget allows to repair or replace approximately 4 decks per year.

Wing Wall Caps: **Claire Fisher** reported that the wing wall caps need to be repainted every few years to prolong their life.

**Handrailings:** **Claire Fisher** made a motion to approve that Unit #400 have a handrail installed. The motion was seconded by **Jerry Brown** and passed by the Board.

Review and Approve Variances:

- Unit #421, emergency vote from March - request to install new A/C and water heater.
- Unit #16, request to make non-structural improvements.

Both motions were made and approved via email vote and they are subject to adherence to Holiday Harbour specifications.

Adjournment: 7:55 PM

NEXT MEETING: May 27, 2020 @ 7pm

## **Board Meeting Information**

Please note that the next meeting date is May 27, 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 & preferences.

### **2020 meetings will be held on:**

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

## **Ever Wonder How a Project Makes Holiday Harbour's To-Do List?**

Holiday Harbour owns 24 acres of property. We maintain 3 acres of condo and roof, 9 acres of dock and canal, 5 acres of road and parking lots, storm and sanitary sewers, club house, tennis court, pool, simplex decks, pump house and sump pumps, lawns, sidewalks, and everything else outside the walls of your condo. It's a big job!

What makes it on the list and why? Here is what goes into prioritizing a project.

- Government mandates: Is the project required or does it affect critical functions (pump station, building code, sewers)
- Risk: Would homeowners be exposed to a risk if not done? (gas, pool cleanliness, trip hazards)
- Does it align with our mandate to improve property values, provide resident satisfaction, and maintain common property?
- Can we leverage the project with others? (ex. gas main ahead of channel wall repairs)
- Does the project have significance to users of the property? (privacy wall painting, trees, aesthetics)

Some of the above items get ranked higher than others. Anything government mandated or causing a risk rises to the top of the list, even if it wasn't on there before. Residents who speak in favor of a project may be successful, too. And volunteer labor or other ideas to reduce cost can impact the list too.

Take a look at the projects for this coming year to see how they fit into the above list.

*...Continued on page 6...*

## 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#**

## Docking

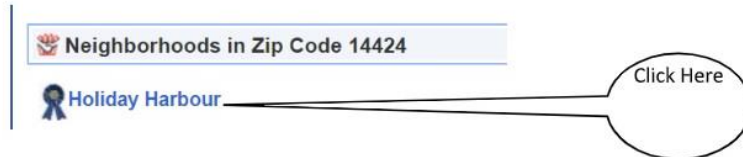
If you haven't already – please turn in your docking application!!!

### Instructions for accessing Holiday Harbour's website

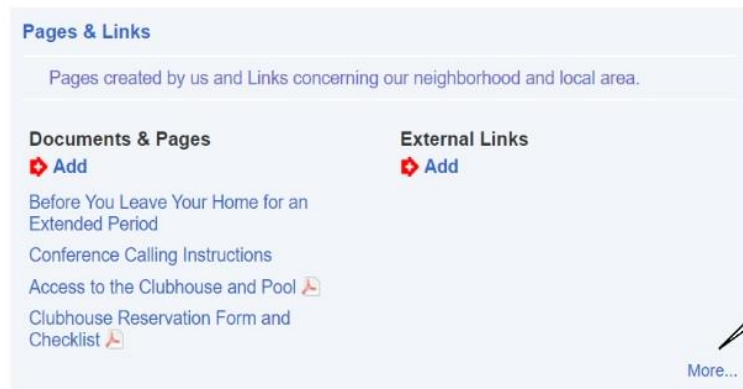
1. Go to [neighborhoodlink.com](http://neighborhoodlink.com)
2. Type in our zip code, 14424, in the space noted, then push 'search'.



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.



## Holiday Harbour To-Do List (continued..)

The board of managers has identified the following projects for this fiscal year, as submitted by the Long Range Planning Committee (LRPC):

- Repair or replace simplex decks at 18C, 111D, 130D, 140C, and 140D
- Repair pool
- Phase 5 gas work, this fall
- Seal driveway and parking lots
- Repair front entrance sign
- Tree replacements as needed
- NYSDEC and Corps of Engineers permit renewals for channel wall work
- New simplex doors
- Provide leadership and inspiration

Some of the projects may be delayed or expedited due to COVID-19 impacts. Pool repair, for example, may be done sooner than this fall if we're not allowed to open this year. The

LRPC will be meeting later this year to develop a list of projects for next year, including any roll over from this season.

## ATTENTION RESIDENTS

Due to COVID-19 the site office and clubhouse are closed until further notice.

**Please do not approach site staff or visit the site office.**

If you have a request, submit a work order or call the site office.

Laundry facilities are still available to residents.