



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424

July 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

Apologies

On behalf of the Board,
President Nancy Stelnyk wishes to apologize to homeowners who attended the Zoom Board meeting in June. The Board is rectifying the connection issues that were had with hopes for a smoother experience for all at the next meeting. Thank you for your patience & understanding!

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:(605)475-4700)

When prompted, enter the access code, followed by the # key: **977489#**

Parking Reminder

Attention Residents (and your guests!): Please do not park in another residents' spot. It is the resident's responsibility to inform their guests of being respectful of other residents' parking spaces.

Please also be considerate of those units which do not have numbers painted on the spots – you would be a kind neighbor to leave a space in front of someone else's unit!

Can & Bottle Recycling

Your donated cans and bottles have earned the social committee \$40 so far.

This is the equivalent of 800 cans and bottles!

Please deposit only cans and bottles – no beverage packaging or chicken wings!

Thank you 😊



Please Be Tidy, Neighbor!

Please help keep our maintenance yard tidy by putting your trash in the dumpsters –

NOT next to or on top of it!

Thank you in advance

for your cooperation! 😊



Reminder

Residents are reminded **not** to leave valuables in their vehicles or left outside of their units. Residents are also reminded to lock their vehicles!

Attention Tennis Players!

Are you interested in playing tennis with your neighbors?

A schedule will be set up for those interested; probably a couple days a week. It does not matter what level player you are - we will adjust to include all.

We will also coordinate with Pickle Ball Players. Social Distancing Protocols will be included.

If interested, please contact:
Dom & Mary Anne Vitticore
at dvitticore@gmail.com
or text 585-764-8755

Certificate of Insurance

Many homeowners will be asked by their mortgage companies or banks for an updated certificate of insurance. In order to do that, they must request it directly from the insurance carrier.

The contact info is:

Erie Quinton
388-9530

Gordon Quinton / Meagan Warner
certs@quintoninsurance.com
5/1/20-5/1/21

Word at the Harbour

by Annette Gaul

The Spotlight is on... Humble Rescuers on the 400-Block Dock!

Our friend's young son lost his turtle pillow after an afternoon boat ride. The 10pm text implored us to look for it once more. Alas, no sign of it on the boat, the dock or in the parking lot. Tears for the lost turtle. No sleep for the 3-year old or his parents. The next day, a green M&M peaking out of the water!!! (Exhibit A)

We ran to get the boat hook and neighbors ran out asking if they could help...
The excitement built as the boat hook did its job! (Exhibit B)

The turtle was soaked with sludgy water and reeked of ethanol,
but some quick CPR by Mr. Anonymous saved the day! (Exhibit C)

Turtle was so happy! (Exhibit D)

I text the photos to my friend; his son insisted on looking at them 18x.
The next day, a happy ending. (Exhibits E & F)

And bonus: how nice to know that our friends keep an eye out for everyone. It really must have caused concern to see us "Olds" running on the dock!!!

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'.

Find Neighborhoods & Organizations

Zip Code, Neighborhood, HOA, or Club Name

Search

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

Neighborhoods in Zip Code 14424



Holiday Harbour

Click Here

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.

Pages & Links

Pages created by us and Links concerning our neighborhood and local area.

Documents & Pages

Add

Before You Leave Your Home for an Extended Period

Conference Calling Instructions

Access to the Clubhouse and Pool

Clubhouse Reservation Form and Checklist

External Links

Add

Click Here

More...

Exhibit A



Exhibit B



Exhibit C

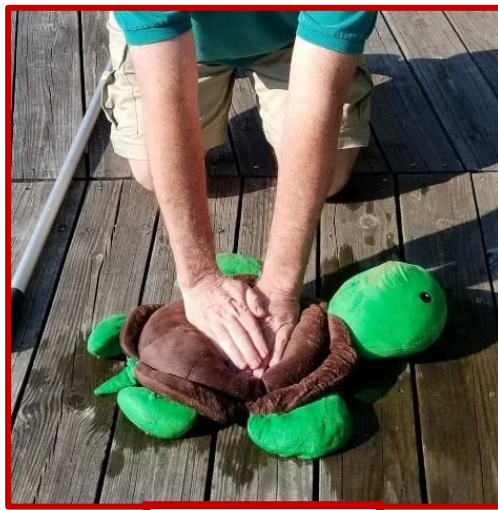


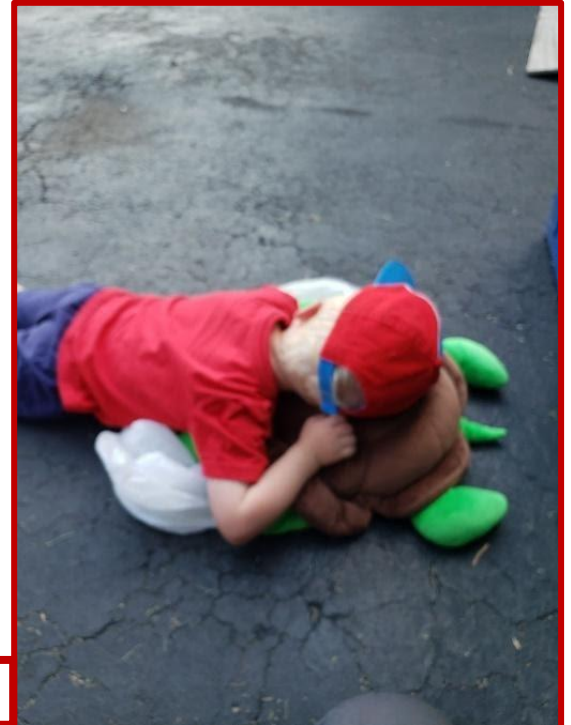
Exhibit D



Exhibit E



Exhibit F



Board Meeting Information

Please note that the next meeting date is July 22 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:

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

HOLIDAY HARBOUR BOARD OF MANAGERS MEETING June 24, 2020

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

PRE-MEETING HOMEOWNER COMMENTS:

- **Unit #38**, raised an issue that had not been addressed regarding the gutter on his unit which has come away from the building. The **Board and Ms. Alvaro** responded that gutters were looked at during the walk-around and that it will be followed up on as soon as possible by a professional.

APPROVAL OF MINUTES: A motion was made by **Marv Wolk** to approve the minutes from the May 27, 2020 meeting as written. The motion was seconded by **Amelia Keller** and approved by the Board.

FINANCIAL REPORT:

The Financial Report ending on May 31, 2020:

Cash.....	\$622,036.47
Accounts Receivable.....	\$7,919.92
Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$31,351.50
Maintenance Reserve.....	\$383,853.28
Utility Fund.....	-\$213.07
Docking Fund.....	\$32,561.66
Roadway Easement Fund.....	\$22,356.86
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$12,423.00

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

MANAGEMENT REPORT: **Ms. Alvaro** reported that Kenrick forwarded an incident report to Claire Fisher and Cindy Alves regarding the tree damage per the request at the May Board meeting; forwarded notice to homeowners on 5/28/20 about items that cannot be flushed down the toilets; forwarded insurance information per the request at the May Board meeting; forwarded letter to homeowner regarding oversized dog - response was received and forwarded to Board; attended the May Board meeting; made signs for bins for returnable bottles/cans; followed up on violations - Caitlin made calls to homeowners; Steve & Michelle completed the walk-around with the Board on 6.2.2020; forwarded letter to homeowner regarding tenants; completed contract for Burrows Brothers; contacted Leisure Pool (cannot complete the pool project in June as they are currently 2-3 months behind schedule due to the COVID-19 shutdown; began the process for pool opening (cannot be opened to residents until phase 4); met with pool committee chairman regarding the pool plan and completed said plan for the 2020 season as it pertains to COVID-19; completed signage required for pool opening; completed roadway easement fund breakdown for TH and HH; sent a letter to homeowners regarding the pool update on 06/18/20; mailed and emailed June Happenings Newsletter; approved invoices for May 2020 in accordance with HH Budget & service contracts; prepared & distributed Board of Managers meeting packets; logged furnace inspections and dryer vent inspections, and 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; received 11 service requests and 17 were completed - 5 requests are set to be completed in the fall.

Superintendent's Report: On-site staff completed the following tasks, in addition to the routine daily, weekly, and monthly tasks: cutting grass (weekly); changing light bulbs throughout property; garbage pick-up (weekly); empty pet waste cans (weekly); tagging boats and trailers; lift station readings (daily); regularly cleaning up around dumpsters; built two benches for tennis court; caulked new wall at entrance way; replaced door lock at gatehouse; cleaned out gutter at clubhouse; installed dock ladders; put out bike racks; took out bikes from pool building; remounted the letter O on entrance way sign; removed bushes around property (ongoing); installed solar light for flag; cleaned out front bed of unit #24; made copies of completed variances and delivered them; worked on service requests; removed birds from security light by unit #100; trimmed up trees; Brady was at HH to remove rocks.

OLD BUSINESS:

Patio #111-D: **Michelle Alvaro** reported that contractors have not been responding to bid requests; or they have responded that they are currently booked. More information will be presented and acted upon as it is available.

Insurance Bids: Bids went to the accountant and the insurance premium decreased for this fiscal year.

Unit Fines: **Michelle Alvaro** reported that she is following up on fines due from several units for various reasons.

NEW BUSINESS:

Committee Reports:

- *Long Range Planning Committee:* **Bill Mapes** reported that there is a 3-year plan which was approved last year. The committee will review and update the report in July. Any changes will be presented next month.
- *Finance Committee:* No update to report.
- *Maintenance Committee:* No update to report.
- *Landscaping Committee:* **Cindy Alves** reported that the committee is still requesting volunteer residents to assist with watering and weeding. She also reported that there have been some requests by homeowners for tree trimming.
- *Docking Committee:* **Carol Neel** reported that docking has been going well. Residents who have not docked their boats yet will not lose their space if their boat is not in by July 1st like the usual requirement. This amendment was made in order to assist those who have not been able to dock due to various COVID delays.
- *Pool Committee:* **Jerry Brown** reported that the pool is currently still closed due to NY State mandated rules surrounding COVID-19 and public spaces. He went on to report that there have been safety plans written out and plans made to adhere to the mandates once the pool is allowed to open in Phase 4. Several rules will be strictly enforced:
 - **NO** guests will be permitted – residents of Holiday Harbour only.
 - Residents will be required to check-in. Please bring a photo ID, which will be checked against a list of all residents

- Residents will be required to provide their phone number. This is required by NYS in the event that someone who entered the pool area were to be determined to have COVID and all other attendees could be promptly contacted.
- Only 34 persons max will be permitted in the pool area at a time, and only 10 persons max will be permitted in the pool at a time.

*These rules will be strictly enforced as there are many significant health, service and financial issues that could occur otherwise. For example:

- If anyone does not follow these rules, 911 will be called and their pool privileges for the rest of the season will be removed.
- If someone who came to the pool were to test positive, the pool would be shut down and all who had attended during that time would be contacted by the State for testing. In addition to that, the pool would be shut down and would need to be professionally sanitized.
- If found out of compliance, Holiday Harbour would be subject to up to \$10,000 in fines by NYS.

***Homeowners are strongly reminded that following these rules will be the only way the pool will be able to stay open.**

A motion was made by **Marv Wolk** to approve the pool plan as written by the Pool Committee. The motion was seconded by **Amelia Keller** and approved by the Board.

- **Social Committee:** **Jerry Brown** reported that the committee has been working on installing new decorations in the clubhouse. He also reported that **Jim Fisher** has been returning deposit cans to collect money for the social committee - \$22.40 has already been turned in to the committee. Residents are kindly reminded **NOT** to put any non-refundable recyclables in the can return container. He went on to report that there will most likely not be any community events planned for the summer, due to COVID restrictions on large social gatherings. Lastly, **Jerry Brown** made a motion to prohibit gatherings in the clubhouse through Labor Day due to the NYS mandated rules surrounding COVID and the necessity of professional cleaning in between events. The motion was seconded by **Amelia Keller** and approved by the Board. **Michelle Alvaro** also noted that, by NYS mandate, only a small number of persons are permitted in a clubhouse at a time, and only if necessary.
- **Gatehouse Decorations:** The Board commended **Kathy Welch** for her continued and dedicated work on decorating the gatehouse for each season/holiday.
- **Vision Committee:** **Claire Fisher** reported on the entranceway sign. She presented these options that the committee is looking at:
 - Reuse the existing sign. This would be more expensive than the other options because of the higher square footage to cover, both for repair and for the sign. The sign would still be on DOT right-away, and we may be required to remove it in the unknown future.
 - Place a sign in the landscape area in front of the gatehouse and remove the existing sign. The color and design would be similar to the retaining wall. The cost may be lower due to the smaller size, but the area may not be large enough for a sign.
 - Install two signs on the end pier of the new wall, and the remove existing sign.
 - Put a sign inside the gatehouse. The negative is the lack of visibility.

*For all options, the committee would like to consider adding a blue directional sign on West Lake Road, below the Towne Harbour sign.

*The committee is working on photo-simulations to better understand color and size options. The committee hopes to present their findings at the next meeting. **Nancy Stelnyk** asked if it could be decided upon and completed by September. The Board agreed, assuming it's possible.

- **Nominating Committee:** No update to report.

Review and Approve Variances:

- Unit #128, remove and replace storm door
- Unit #421, request to install storm door
- Unit #16, request to replace sliding door

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.

The following variances require further information before they can be approved:

- Unit #130-C, request to install washer and dryer
- Unit #112, request to install a side panel on Sunsetter awning

Rules & Regulation Updates:

- Regarding Docking: The Board approved updates that were in the boating application or were generally accepted practice. These changes are not yet in the Rules & Regulations.
- Regarding Right to Quiet Enjoyment: The Board approved an addition to ask homeowners to respect their neighbors by keeping noise levels down and winding down parties by 10:00pm.

A motion was made by **Marv Wolk** to approve the above two Rules & Regulation amendments. The motion was seconded by **Amelia Keller** and approved by the Board.

Board Nomination Form: **Claire Fisher** reported that edits were made so applicants are aware of what is expected if they are elected as Board members. These include being prepared for and attending meetings, understanding governing documents, volunteering for a committee or leadership positions, taking on special projects, etc.

Air Conditioning in Clubhouse Office: **Bill Mapes** reported on the air conditioning energy use in the clubhouse and requested to research portable A/C window unit options for the office to save energy on the overall usage of the clubhouse. The Board agreed and decided to vote by email if necessary before the next meeting.

Adjournment: 8:13 PM

NEXT MEETING: July 22, 2020 @ 7pm
