



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424

Holiday Harbour 2020-2021 Board of Manager's

Cindy Alves, VP - term expires 10/2022
Claire Fisher, President - term expires 10/2021
Denny Furnal - term expires 10/2023
Kim Gardner - term expires 10/2023
Frank Hacknauer - term expires 10/2022
Bill Mapes - term expires 10/2021
Carol Neel - term expires 10/2022
Chris Sardone, VP - term expires 10/2023
Marvin Wolk, Treasurer - term expires 10/2021

Committees

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

March 2021 happenings

City of Canandaigua New Tax Assessment - Tax Year 2021

By: Bill Mapes

The City of Canandaigua conducted a revaluation for the upcoming 2021 tax year. Aaron Jacobson said "I find it odd the assessor raised the assessment considering we secured a \$2,000,000 assessment reduction at trial"

Our attorneys contacted the city attorneys to see if the assessor will reconsider and reduce the current reassessment to the value determined by the court. This would avoid further proceedings. However, the assessor has the legal right to increase the assessment for future years and homeowners have the right to challenge the assessment again.

Our latest assessment should have been reduced by \$2,000,000. Our original assessment was \$11,000,000. \$2,000,000 is a 18% reduction.

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.

President's Report

Just like the weather, life is full of changes. There are several big ones coming up at Holiday Harbour.

- After 17 years with Kenrick Corporation, our property manager Michelle Alvaro is leaving us on March 5 for a position closer to home. She has done a remarkable job in managing our property and supplying the board with the many pieces of information we need to make decisions. We hope to have a permanent replacement soon.

We sure appreciate all that Michelle has done for HH over the years and wish her the very best in her new position. Michelle, thank you!

- Steve Rose will be retiring this June after many years of service here at HH. Many of you have had personal experience with Steve's caring and helpful nature. He will be sorely missed, not only as HH family, but as someone who has tremendous background knowledge of HH's maintenance history. We'll have more information as his retirement approaches. Steve we wish you the best. We hope retirement is everything you hoped for and more.

Steve's departure means we will have a new superintendent. Kenrick is interviewing candidates to see who is most qualified based on overall years of experience; years working at multi-family units; skill set; perceived ability to work with and communicate with Kenrick, the board, and residents; pool experience; salary; and after hour availability. Kenrick hopes to have an offer in place no later than May 1 to allow time for a smooth transition. Stay tuned.

- It's budget time so the Board has also been busy with updates to next year's budget, to take effect May 1. Each line item is being scrutinized and friendly debates taking place as we work through each line item. We've had several working meetings and are on schedule to finalize at our March meeting. Many thanks go to board members who have provided hours of extra time to work on this.

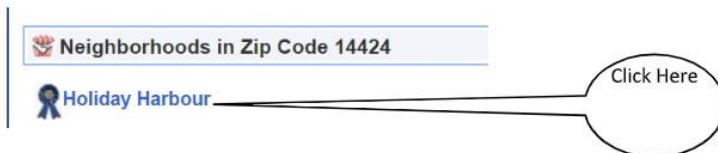
Regards, Claire Fisher

Instructions for accessing Holiday Harbour's website

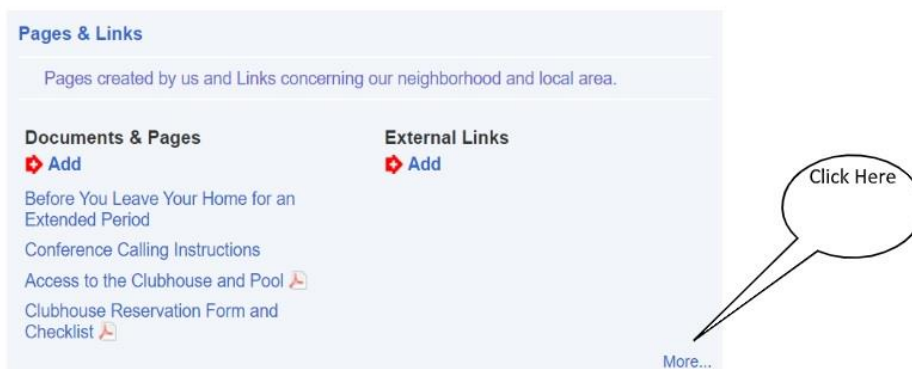
1. Go to neighborhoodlink.com
2. Type in our zip code, 14424, in the space noted, then push 'search'.



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.



Did You Know?: Insurance Requirements

Condo owners are required to have an HO-6(HA-6) condominium insurance policy on their unit. This policy protects your unit, personal property, loss of use, personal liability, and medical losses.

It is recommended that you also carry an Umbrella Policy to provide additional coverage in case the HO-6 condominium policy liability coverage is exceeded.

HOLIDAY HARBOUR BOARD OF MANAGERS MEETING February 24, 2021

CALL TO ORDER/ROLL CALL: The meeting was called to order by Claire Fisher at 7:01pm.
In attendance: Cindy Alves, Denny Furnal, Kim Gardner, Frank Hacknauer, Bill Mapes, Carol Neel, Christopher Sardone, Marv Wolk; Kenrick Representative: Michelle Alvaro; and Recording Secretary: Stacy Fox.

ANNOUNCEMENT: Michelle Alvaro has resigned from Kenrick Corporation. Holiday Harbour and the Board will greatly miss Ms. Alvaro and her services.

NOTE: The Board reported that, at this time, there is no update on when the Board will be able to resume in-person Board meetings. When this can change, residents will be notified.

POST-MEETING HOMEOWNER COMMENTS:

- Unit #23B, homeowner requested information regarding replacement of Holiday Harbour’s Superintendent, Steve Rose.
 - The Board responded that Anita Smith is currently reviewing candidates with a rated eligibility criteria scale, who would be conditionally hired (90-day period).
- Unit #408A, homeowner noted that the recycling dumpster most recently purchased was purchased for \$1,000 and that other similar prices could possibly be found for replacements.

APPROVAL OF MINUTES: The Board requested the following two changes: remove “which would also research other points of concern (i.e., finger docks, etc.).” The Board also changed this section to read: “The Board discussed keeping motors in the water to free up dock space, and decided to table the idea.” A motion was made by **Chris Sardone** to approve the minutes from the January 27, 2021 meeting with the above edits. The motion was seconded by **Frank Hacknauer** and approved by the Board.

FINANCIAL REPORT:

The Financial Report ending on January 31, 2021:	
Cash.....	\$712,108.49
Accounts Receivable.....	\$6,557.17
Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$93,015.60
Maintenance Reserve.....	\$450,695.56
Utility Fund.....	-\$213.07
Docking Fund.....	-\$24,433.96
Roadway Easement Fund.....	\$19,841.99
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$16,423.00

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

MANAGEMENT REPORT: **Ms. Alvaro** reported that Kenrick logged in dock information; 2x weekly site visits; completed check requests as needed; purchased supplies for staff as needed; completed draft of the 2021-2022 operating budget and was forwarded to BOM; Michelle Alvaro and Anita Smith attended budget meeting on 2.17.2021; Michelle Alvaro met with Cindy Alves on 2.12.2021 to review upcoming projects for landscaping; forwarded correspondence at the direction of the Board; updated service request and maintenance tracking sheet; forwarded invoices for review and approval; Covid-19 tracing sheets are being completed each day by staff; notary services are available from Michelle Alvaro; on 1/6/2021 sent a letter to unit #108 to replace screen door; on 1/11/2021 sent a letter to unit #112 regarding wall repair; on 1/19/2021 sent a letter to unit #23A regarding noise reduction issues; on 1/27/2021 sent agenda to Homeowners; on 2/4/2021 sent a letter to unit #23-C regarding payment for locksmith; on 2/15/2021 sent to residents regarding upcoming snow event; mailed and emailed

February Happenings Newsletter; sent one welcome packet to #140-D; approved invoices for January 2021 in accordance with HH Budget & service contracts; prepared & distributed Board of Managers meeting packets.

Superintendent's Report: On-site staff completed the following tasks, in addition to the routine daily, weekly, and monthly tasks: completed COVID-19 tracking sheets daily; completed service requests; met with Portfolio Manager 2x's weekly; checked lift station daily; reviewed service requests and maintenance tracking sheet with Portfolio Manager; picked up two pictures from Michaels (ordered by social committee) and hung in clubhouse; met with Joe (Brawdy), Gary (Labella) and Dave LeClair (City of Canandaigua) regarding dock project; Portfolio Manager sent an e-mail to Board; met with Joe (Brawdy) about missing piece of equipment (this issue is between the contractor and former co-owner); had #23 simplex re-keyed; met with Joe (Brawdy) about extensions for storm drains; cleaned, replaced lenses, replaced sockets and lightbulbs bulbs as needed; cleaned, prepped and painted lamp poles; snow removal has been a priority this report period - removed snow from sidewalks, main walks for pets and fire hydrants; removing icicles from over doorways and also scraping ice off of stoops; refilling ice melt containers (ongoing); residents are encouraged to return containers to be refilled; garbage pickup and empty pet waste containers weekly; changing lightbulbs throughout the property, building lights, post lights and simplex hallway lights; cleaning simplexes (ongoing) - notices are being posted when cleaning completed; met with contractor about dumpster repair; reviewed emergency winter watchman lights on at units #17, #417 and #44; met with Rich W. (KMC) and Bob H. (KMC) for wall repairs at unit #112; removed 2 trees on tree removal list; filed completed variances in resident files; cleaning up around dumpsters; cleaning laundry area.

OLD BUSINESS:

Tax Assessment: **Bill Mapes** has been in touch with Jacobson Law Firm and reported that Jacobson's team is speaking with the attorneys for the school district and City of Canandaigua to advocate for homeowners, past and present, within the years of the tax assessment suit. There are 5 accounts that were still in dispute and had to be taken out due to unfiled paperwork. He also reported that adjustments for the current tax year were not properly made, and therefore, disputes are still being appealed to the Judge.

2020 Fiscal Year Audit: A motion was made by **Marv Wolk** to accept the audit report with the fiscal year ending 2020. The motion was seconded by **Chris Sardone** and approved by the Board.

The timing of Holiday Harbour's receipt of the audit, however, was not acceptable and is being addressed. This timing was not due to the auditor delay.

Concrete Bid: **Bill Mapes** made a motion to accept the contract with Dominic Ruisi for concrete work at a cost of \$34,283, and leave it open to add on the two other sidewalk sections that will come in as an alternate bid. The motion was seconded by **Cindy Alves** and approved by the Board.

Simplex Door Bid: **Bill Mapes** reported that there are 3 sets of double doors that are in need of replacement due to deterioration. **Bill Mapes** made a motion to accept the KMC bid to install 3 sets of double doors by April 31st with the note to have the \$618 of taxes removed from the quote since it is a capital improvement project, and request that they install the next set of 3 double doors after May 1st 2021 (after the start of the next fiscal year). The total without taxes would be \$8,250. The motion was seconded by **Cindy Alves** and approved by the Board.

Second Front Entrance Sign: **Claire Fisher** reported that a second sign was ordered and will be installed when snow melts. The cost was significantly less for purchasing a second sign.

Garbage Bin Repairs: A motion was made by **Cindy Alves** to accept the bid with Randy Wiegert for \$800 to repair and take in/out the dumpster. This does not include repairing the lids. The motion was seconded by **Marv Wolk** and approved by the Board.

NEW BUSINESS:

Inheritance of Units: Discussion tabled.

Committee Reports:

- *Long Range Planning Committee:*
 - **Bill Mapes** reported that the committee is working on the budget, as well as a 15-year long-range plan to include roof replacement.
- *Maintenance Committee:*
 - **Chris Sardone** reported that he would be working with **Amy Moon** from Kenrick regarding the maintenance tracking sheet.
- *Landscaping Committee:*
 - **Cindy Alves** reported that she has been gathering information regarding lawn care and the budget.
- *Docking Committee:*
 - **Carol Neel** reported that dock spaces will be reviewed in March and homeowners may receive additional letters if further information is needed for their application.
- *Welcoming Committee:* **Corinne Cannough** reported that there has been one new homeowner.

Review and Approve Variances:

- Unit #53, request to install vertical pole at dock space for accessibility.

A motion was made by **Cindy Alves** to approve the above variance subject to adherence to Holiday Harbour specifications with the understanding that the installation and cost are the homeowner's responsibility. The motion was seconded by **Marv Wolk** and passed by the Board.

Vote By Email During the Month:

- Unit #107, request to install tankless hot water heater and furnace.

Since the last meeting, an emergency motion was made and approved subject to adherence to Holiday Harbour specifications.

Adjournment: 8:11 PM

NEXT MEETING: March 24, 2021 @ 7pm

Board Meeting Information

Please note that the next meeting date is March 24, 2021 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.

2021 meetings will be held on:

March 24, April 28, May 26, June 23, July 28, August 25, September 22,
October 5 (Annual Meeting), October 27, November and December - TBD