



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424

April 2021



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

Superintendent Announcement

Kenrick Corporation and the HH Board of Managers are pleased to announce that Bill Cooper will be our next superintendent, replacing Steve Rose when he retires. Bill competed against other candidates and earned the position based on years of experience, experience with multi-family complexes, proximity to the job site, pool background, and other measures. He's worked here at HH for about 25 years and has great background knowledge of the complex. His new role will take effect May 1.
Congratulations, Bill,
and welcome to your new position!

Did You Know?

Here are our Rules & Regulations to help you position your flag:

- An American or decorative flag, 18" x 30" maximum, may be displayed.
- Upper simplex units should secure it to the balcony with a wood block and u-bolts; lower units should affix the bracket to the middle balcony upright so the flag does not hang below 6'.
- Flags may not be installed on patio walls.
- A pipe sleeve may be driven into the ground within the shrubbery beds for display of American flags.
- Be sure to submit a variance request in advance of installation.

President's Report

The Board has finished the budget process and approved a 2020-2021 budget with no HOA increase. We scheduled three budget exclusive meetings and hammered through income and expense line by line. It was a lot of work.

On our first run through, we had a deficit of over \$20,000. This equals an HOA increase of about 3.3%. You may not realize it, but in prior years HH paid for appraisal work for our city assessment lawsuit. The fee for preliminary and final appraisals and time spent at the trial was about the same amount as the deficit.

Thankfully, we won the lawsuit and will be reimbursed soon for our out-of-pocket expense. We added it as expected income, and were able to balance the budget in this manner.

We won't have this income next year so it remains to be seen how the board balances income and expenses at that time. In the meantime, no HOA increase for next year anyway is a good thing.

You will have a copy of the budget by mail or email shortly.

In addition to the budget, your board has been busy on a number of items. These include a 2-year management agreement with Kenrick Corporation, new channel wall construction, finishing our gas main projects, a new superintendent and property manager, the city tax assessment lawsuit, better interest rates for our CD & money market funds, landscaping and mulch contracts, a new pool safety plan to update content and hopefully extend hours of use, a new COVID plan to reopen the clubhouse, and repair work for sidewalks, patios, gas meter panels, condo walls, and simplex deck and door replacements. It's been a busy year so far.

Your input has helped identify these priorities. Your thoughts are valuable and encouraged. The more information we have, the better our decisions will reflect your thoughts and preferences.

Thank you!


Regards, Claire Fisher

Instructions for accessing Holiday Harbour's website

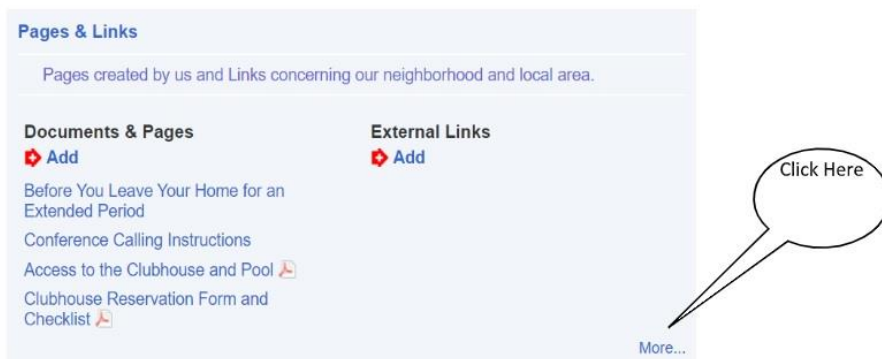
1. Go to neighborhoodlink.com
2. Type in our zip code, 14424, in the space noted, then push 'search'.



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.



Notary Public at Holiday Harbour

Our neighbor, **Marv Wolk** is a Notary Public and he would be happy to Notarize documents at no charge.

He can be contacted at:
585-672-1600
mwolk48@gmail.com

Is This Yours?

Last Fall, **Christine Corriveau** pulled a large air condenser or grill cover out of the channel.

Are you missing yours?
To claim it, contact Christine
at 585-451-8135

HOLIDAY HARBOUR BOARD OF MANAGERS MEETING March 24, 2021

CALL TO ORDER/ROLL CALL: The meeting was called to order by Claire Fisher at 7:02pm. In attendance: Cindy Alves, Denny Furnal, Kim Gardner, Frank Hacknauer, Bill Mapes, Carol Neel, Christopher Sardone, Marv Wolk; Kenrick Representative: Anita Smith; and Recording Secretary: Stacy Fox.

PRE-MEETING HOMEOWNER COMMENTS:

- Unit #23-B, inquired as to what the Board's plan is for transitioning to re-opening the clubhouse. The resident went on to inquire as to the hiring of a new maintenance advisor, as well as filling Ms. Alvaro's position.
- Unit #57, thanked Kathy Welch for her continued efforts to decorate the gatehouse, as well as maintaining the bottle/can recycling program while Jim was out of town (this raises funds for the social committee).

POST-MEETING HOMEOWNER COMMENTS:

- Unit #408-A, commented on the meter repair and agreed that other bids should be sent out. The resident went on to inquire as to if the new budget would be sent to homeowners.
 - The Board responded that the approved budget would be sent to all homeowners.

APPROVAL OF MINUTES: A motion was made by **Cindy Alves** to approve the minutes from the February 24, 2021 meeting as written. The motion was seconded by **Chris Sardone** and approved by the Board.

FINANCIAL REPORT:

- The Financial Report is tabled until next meeting due to late arrival of the financials.
- The Roadway Easement Fund bank account that is currently in Towne Harbor Island's name only will be transferred into Holiday Harbour's name.

MANAGEMENT REPORT: **Ms. Smith** reported that Kenrick had weekly site visits (03.11.21; 03.18.21; 03.20.21; completed check requests as needed; purchased supplies for staff as needed; completed draft 3 of the 2021-2022 operating budget; Anita Smith attended budget meeting on 03.02.21; 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; prepared Superintendent Transition Plan; met with BOM regarding the Superintendent transition; on 2/24/21 February Agenda & Financials were sent to Homeowners; mailed and emailed February Happenings Newsletter; approved invoices for February 2021 in accordance with HH Budget & service contracts; and 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 Anita Smith; check lift station daily; reviewed service requests and maintenance tracking sheet with Portfolio Manager; replaced lamp head front of simplex #31; replaced lamp head front of unit #140; removed three trees on list #132 / #19 / dog-walk; refilled ice melt containers; replaced sump pump unit #36; replaced lightbulbs throughout property; cleaning simplexes (ongoing); garbage pick-up (weekly); empty dog debris cans (weekly); cleaned and replaced lamp heads, new lenses, sockets, bulbs; cleaned and painted lamp posts; clean up around dumpsters (weekly); turned on water in unit #142; turned off water in units #45, #142; worked on wing wall removed 4 courses of block and caps; Chamberlain cleaned out pumps/floats and tank; put together new lamp head for dock area wind storm; ordered new lamp heads / lenses and lids; delivered Happenings; met with Gavin Fox about balconies;

Fleming (John) replaced circulator pump on boiler C.H.; temporary repair on lamp post front of unit #47; bought some new numbers for docks; called around for prices for sod for temporary walkways.

OLD BUSINESS:

Meter Repair: 23 meter backing boards are in need of replacement at Holiday Harbour. KMC came in with a bid for \$10,481 which translates to about \$456 per meter. Some meters are in groups of 3, some are in groups of 2. Most of the meter backing boards are or will become safety hazards. The replacement would include new backs made of PVC that will not rot, and will then be capped by aluminum. Electrician costs, if needed, are not included in this cost. The Board noted that some information was not clear as to the process and what is included in the price. **Marv Wolk** made a motion to seek at least 1-2 more bids with more detailed information as to the exact process. The motion was seconded by **Chris Sardone** and approved by the Board.

Maintenance Tracking Sheet: **Chris Sardone** reported that there were no new items at this time, but he would be meeting with **Anita Smith** to discuss the current priority projects: canal wall repairs, lawn repairs, simplex decks replacement, and simplex door replacement. **Ms. Smith** reported that she would also be preparing information to discuss a new set of projects: caulking meter boxes, assessing/sealing simplex decks, patio walls and caps, and icicle issues with **Mr. Sardone** and the maintenance staff.

Clubhouse at Holiday Harbour: **Anita Smith** reported that Kenrick Corporation has been attending legal meetings to keep up to date with information about procedures/liabilities of re-opening properties. Kenrick will be sending the Board information to review to determine how the Board would like to move forward with available options. The Board hopes to have the clubhouse opened by the May Board meeting, but this date depends on when the clubhouse reopening plan is approved.

Bill Mapes raised the issue of having the clubhouse professionally sanitized after being rented. He suggested that the cost be a responsibility of the clubhouse renter. The Board discussed increasing the rental fee in order to cover the sanitizing fee. The discussion was tabled, as **Anita Smith** stated that this could be an option discussed when she presents the optional routes of reopening.

2021-2022 Budget: **Marv Wolk** made a motion to accept the budget as written. The motion was seconded by **Cindy Alves** and approved by the Board.

NEW BUSINESS:

Portfolio Manager: **Anita Smith** reported that they have a number of resumes being reviewed and interviews being held. No other update to report at this time.

Superintendent Update: **Anita Smith** reported that the transition to the next Superintendent would be announced and ready for the transition by May 1st 2021.

Tax Assessment Update: **Bill Mapes** advised that a letter was sent to the tax assessor on behalf of all of Holiday Harbour residents regarding resetting the value of Holiday Harbour to \$8,870,000 (per the lawsuit) from where it was, and to then have the tax increase for 2021 added on to that. **Mr. Mapes** received a reply that said they would look into the value of each unit, which is not how tax assessment is supposed to be completed for situations like Holiday Harbour. The Board will be sending information to homeowners about the next steps to take.

Committee Reports:

- *Landscaping Committee:*
 - 4 bids have been received for lawn treatment – an email vote will be held when more detailed information is gathered from the companies and a motion is made to select one of the bidders. April work is scheduled so a vote is needed quickly.
 - A bid for mulching and edging will be sent soon.
- *Docking Committee:*
 - Brawdy was on-site today with an excavator – they removed or repositioned channel rocks from prior phases, as well as new phases 4 and 5. LaBella inspector was on-site for the full day to witness.
 - Contractor and LaBella stated that there is a problem with the storm sewer from the parking lot that drains into the canal near the 400-block - it is rotting. A future replacement needs to be placed on the LRPC project list.
- *Pool Committee:*
 - **Kim Gardner** reported that she has had conversations with DOH to discuss keeping pool open for extended hours without lifeguards. At this point Pool Rules for COVID, will remain the same as last year unless DOH receives updates from NYS.
- *Welcoming Committee:* One new homeowner has been welcomed to Holiday Harbour.

Inducers & Furnaces: **Marv Wolk** raised the issue of inducers and furnaces. **Chris Sardone** explained that inducers are unnecessary for Holiday Harbour as high efficiency furnaces do not need an inducer (85% or higher does not need an inducer, as it has its own induction fan). Kenrick will be reviewing which homeowners still have them and performing an audit as more information is gathered.

Review and Approve Variances:

- Unit #107, request to install dryer vent through the front of the unit, through the brick.

A motion was made by **Marv Wolk** to approve the above variance if the 4" hole is drilled straight out. The motion was seconded by **Dennis Furnal** and passed by the Board. Following conversations about different directions the pipe could go and what Holiday Harbour requires, **Claire Fisher** requested that the variance chair recommend changes to the the Rules & Regulations as second floor dryers are currently required to be vented through the roof.

- Unit #112, request to install A/C and furnace.

A motion was made by **Marv Wolk** to approve the above variances subject to adherence to Holiday Harbour specifications. The motion was seconded by **Bill Mapes** and passed by the Board.

Votes By Email During the Month:

- Concrete Bid: The Board awarded Dominic Ruisi \$6,525 of add-alt sidewalk work that was not included in his base bid.
- Phase 5 Channel Wall: The Board awarded Brawdy Marine the phase 5 project for \$56,430.

Adjournment: 8:27 PM

NEXT MEETING: April 28, 2021 @ 7pm

Board Meeting Information

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:

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