



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424

May 2021 happenings

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

Retirement Send-Off!

Holiday Harbour will be hosting a retirement party for superintendent, Steve Rose. Details are being worked out and they will be sent well in advance so you can mark your calendars.
We look forward to a fun send off! 😊

Important! Board Meeting Change

Holiday Harbour is changing the board meetings to the fourth Monday of the month for the remainder of 2021. Therefore, the next meeting will be Monday, May 24th at 7:00 pm. Please mark your calendar!

Announcement

Kenrick Corporation and Holiday Harbour are pleased to announce that Barry Smith will be our new property manager. Barry has 35 years of experience in building design, construction, home inspection, and maintenance. He has also managed not-for-profit organizations during the past 23 years. Before being a portfolio manager with Kenrick, he served as service coordinator for 10 years, gaining valuable experience with property boards, contractors, and insurance brokers. His new role will take effect May 1. Welcome, Barry, to Holiday Harbour and your new position!

President's Report

One of the benefits of living at Holiday Harbour is the opportunity to have a boat and dock space. Not everyone is guaranteed one however. We have more condo units (155) than dock spaces (120). This means you may need to wait for a dock space to open up before occupying one.

Fortunately, we have not yet had to ration dock spaces. So far this year have three extra spaces, which should allow us to fulfill secondary boat requests received thus far.

We may not be so lucky in the future.

How can a shortage be addressed?

- Adding dock space. Placing finger docks along the main channel. For every finger dock added, we gain one space. Even four or five new spaces would help.
- Eliminating secondary boat assignments. Primary boats have dibs on space. Before buying a second boat, make sure there is a space available to put it. Understand too, that if a secondary space is available one year, it may not be the next.
- Removing overnight guest parking and assigning the space to a resident.

You may have noticed too, that boat parking is tight. Many residents are moving to pontoon boats, which take up more room when swim decks and raised motors are taken into account. The board has reduced allowable boat length for new boats to 22' in an attempt to gain breathing room. We also considered requiring boat motors to be left in the water when parked, for the same reason, but did not make it mandatory.

Please consider doing this on your own.

This will help reduce near misses when leaving and docking.

We understand how important your dock space is. It's one of the reasons we live here. The board will continue to work hard to ensure that residents who want a primary boat slip have one. Finger docks are a good option and we are evaluating cost, feasibility, and impacts to finances. In the meantime, make sure that you are guaranteed a space before you make a purchase.

I love the great comments you offer and encourage you to continue sharing them.
Thank you.

Regards,
Claire Fisher

Clubhouse Update

The clubhouse is now open for events, board meetings, and individual use. You have or will shortly receive the Covid related re-opening plan. Maximum occupancy until further notice is 35 people for events and 28 people for board meetings.

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

Holiday Harbour Directory

A new Holiday Harbour directory will be published later this summer. Kenrick will be sending out a form that needs to be returned if your phone, email, emergency contact, etc. have changed. Please fill it out!

Cans & Bottles

Please continue to put your redeemable cans & bottles in the blue tote next to the large recycling bin. So far we've raised about \$600 for the social committee and kept 12,000 cans & bottles out of our overflowing garbage bins.

Cigarette Butts

Cigarette butts belong in your pocket, not in someone's yard, the dog walk, or along the road. Not only are they unsightly, but dogs can find/chew on them and gag. Garbage like this is the smoker's responsibility to take care of.

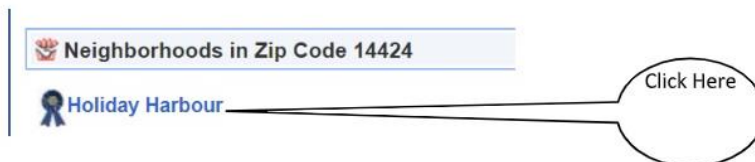
Thank You For
Your Help!

Instructions for accessing Holiday Harbour's website

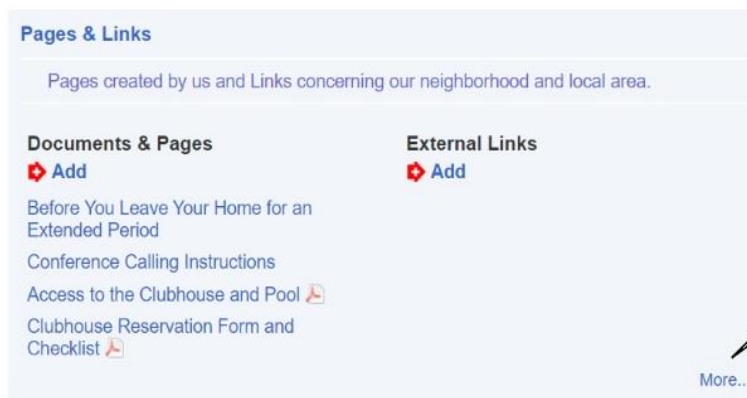
1. Go to neighborhoodlink.com
2. Type in our zip code, 14424, in the space noted, then push 'search'.



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.



ATTENTION!

Please,
do not put household
waste into our
garbage bins.

A mattress was recently left in one and when the city dumped it, the mattress caught and bent the top arms which now need repair.

Anyone caught putting large household items in the bins may be fined up to and including the cost of repairs. There are cameras in the yard for this purpose.

Garage Sale Notice & Volunteers Are Needed!

Have you thought about volunteering for Holiday Harbour but don't want to get tied down with a long-term commitment? Here's your opportunity!

Holiday Harbour is looking for someone to post signs for the bi-annual garage sale. This involves preparing & posting garage sale signs around town. It's not a lot of work and will be much appreciated.

Contact Mary Anne Vitticore at mavitticore@gmail.com if interested.

**The garage sale will be held on
June 19th 2021!**

HOLIDAY HARBOUR BOARD OF MANAGERS MEETING April 28, 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: Anita Smith; and Recording Secretary: Stacy Fox.

ANNOUNCEMENT: Barry Smith will be the new Property Manager for Holiday Harbour.

UPDATE: Monthly meetings going forward will be held on the fourth Monday of the month, starting Monday, May 24th 2021.

PRE-MEETING HOMEOWNER COMMENTS:

- Unit #23-C, inquired about the balconies being replaced – how the list is made and what the decks are being replaced with.
 - **Claire Fisher** responded that the balconies are being replaced as needed and currently repaired or replaced with wood.
- Unit #123, inquired as to if the new kayak rack will be moved toward that block of the community.

POST-MEETING HOMEOWNER COMMENTS:

- Unit #28, inquired as to who will replace Bill Cooper as he transitions to the Superintendent role. She also inquired as to when the Homeowner Directory would be updated.
 - **Anita Smith** responded that Kenrick is interviewing for the position and the role should be filled by June 1st. She went on to respond that the Directory would be updated within the next couple months, but the format has not been determined yet. This will be discussed at the next meeting.
- Unit #408, inquired as to if the seeded area would be re-seeded since it rained and birds ate much of the seed recently.
 - The Board responded that they would inquire as to re-seeding with the Superintendent.

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

FINANCIAL REPORT:

The Financial Report ending on February 28, 2021:

Cash.....	\$662,321.57
Accounts Receivable.....	\$17,729.87
Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$43,933.24
Maintenance Reserve.....	\$458,814.61
Utility Fund.....	\$-213.07
Docking Fund.....	\$-30,813.23
Roadway Easement Fund.....	\$19,848.68
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$16,923.00

The Financial Report ending on March 31, 2021:

Cash.....	\$701,537.80
Accounts Receivable.....	\$7,885.79

Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$51,129.65
Maintenance Reserve.....	\$469,147.45
Utility Fund.....	\$-213.07
Docking Fund.....	\$-30,813.23
Roadway Easement Fund.....	\$19,848.68
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$17,423.00

A motion was made by **Chris Sardone**, seconded by **Cindy Alves**, and passed by the Board to accept the Financial Reports for February and March 2021. Laundry income was reported at \$592 as of April 20th 2021.

MANAGEMENT REPORT: **Ms. Smith** reported that Kenrick conducted weekly site visits (03.30.21, 04.06.21, 04.14.21, 04.21.21); completed check requests as needed; purchased supplies for staff as needed; walked the dock to check on the cleat install; 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; review the superintendent transition plan with Billy and Steve; worked on bidding and contracting Treatment & Bed Maintenance; working with the new manager for Holiday Harbour; met with pool committee regarding opening; have the pool permit to process when the pool committee is finished with the safety plan; on 4/15/21 the Tax Assessment Grievance Letter was sent; on 4/15/21 the Association Monthly Fee Letter was sent; on 4/22/21 the April Happenings Newsletter were mailed and emailed; one welcome packet was sent to Unit # 23C on 3/18/21; approved invoices for March 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; check lift station daily; reviewed service requests and maintenance tracking sheet with Portfolio Manager; Paul B&E electric repaired short in post lights, behind unit #10; removed snow stakes; replaced bad socket lamp post canal side; worked on wing wall unit #44 (ready for caps); spreading dirt and seed (gas line work); over seeded lawns #20 - #26 also #27 - #56 also #127 - #142; installed some cleats on docks #400 block; Gavin Fox completed decks #140 also #140D; numbered docks units #58 - r#10 also units #15 - #20; replaced light bulbs throughout property; garbage pick-up (weekly); empty pet cans; opened units #28 & #44; KMC working on simplex doors; repaired phone box end of unit #128; Manaco plumbing snaked out main drain 27-33; installed down spout extension simplex #111; putting away ice melt containers; replaced mailbox unit #52; readied lawn equipment for cutting grass; started cutting grass; opened up steel beam (clubhouse deck); cleaned out gutter, parking lot side, #408 simplex; worked on set-up for new computer; cleaned clubhouse for re-opening; helped with loading and unloading of dumpsters.

OLD BUSINESS:

Meter Repair Bids: **Anita Smith** reported that there is no update yet.

Channel Wall Update: **Claire Fisher** reported that there are still some rocks to be removed from the channel.

Clubhouse Reopening Plan: **Claire Fisher** reported that Kenrick has put together a clubhouse reopening plan to be voted on once all Board members receive it. For clubhouse rentals, it requires

one-third (1/3) capacity of guests, everyone must be masked, and that it is the responsibility of the renter to sanitize after. Board meetings would include a max of 28 people (including Board members) wearing masks.

Pool Safety Plan & Updates: **Kim Gardner** reported that the plan is completed and being reviewed by the Department of Health. She went on to say that the rules surrounding COVID are still being discussed. Updates should be prepared for presentation by the May 2021 meeting.

Tax Assessment Update: **Bill Mapes** reported that homeowners recently received a notice from Jacobson Law Firm. Of the 155 eligible units, 101 of them have sent in approval for Jacobson to represent them for the city tax grievance. As for the City of Canandaigua lawsuit, everything has been resolved between the attorneys. Holiday Harbour is currently waiting for the judges to return the order. Then the taxing authorities will be served a notice (city, county and school district). They are supposed to process the refunds within 60 days. After that, Jacobson's law firm will compute the owners' refunds and write and issue checks.

NEW BUSINESS:

Spring Walk-Around: The annual Spring walk-around will be held on May 20th at 2pm beginning at the clubhouse.

Garage Sale: Residents have inquired as to when the next garage sale would be. The Board is seeking volunteer(s) to help organize it. Typically, it is held in June, every 2 years.

Finger Dock Research: **Claire Fisher** requested that the Long-Range Planning Committee begin research on the feasibility, cost, and permitting requirements. **Chris Sardone** suggested the Board first determine how many can be placed and where. The Board went on to discuss the concept of 4-5 floating docks probably along the main channel. Every finger dock placed would add one additional dock space to Holiday Harbour's inventory.

Committee Reports:

- *Long Range Planning Committee:* Reported that they will be reviewing the LRPC plan in order to present it to the Board in June.
- *Docking Committee:* Reported that there are approximately 3 spaces left, as well as a guest spot.
- *Social Committee:* Reported that there has been discussion as to the potential to an Ice Cream Truck event for Steve Rose's retirement this summer.

Review and Approve Variances:

- Unit #128, request to install tankless hot water heater.
- Unit #49, request to move A/C to the side of the unit (#49 an end unit).
- Unit #26, request to install Sunsetter awning.
- Unit #414-B, request to install a bush in place of a tree that was removed (at owner's expense).
- Unit #414-B, request to remove a yew tree and to replace it with three boxwoods (at owner's expense).
- Unit #116, request to install one tree and 1-2 bushes (at owner's expense).
- Unit #104, remove two trees and replace it with two bushes (at owner's expense).

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

Vote By Email During the Month:

- A motion was made by **Frank Hacknauer** to award Bay Landscaping the mulch contract for \$6987. The motion was seconded by **Marv Wolk** and approved by the Board.
- A motion was made by **Claire Fisher** to award TLC Lawn Care the lawn treatment contract for \$4,325. The motion was seconded by **Kim Gardner** and approved by the Board.
- A motion was made by **Carol Neel** to hire Jacobson Law Firm to represent Holiday Harbour during the grievance process for \$4,325. The motion was seconded by **Marv Wolk** and approved by the Board.

Adjournment: 8:07 PM

NEXT MEETING: May 24, 2021 @ 7pm

Board Meeting Information

Meetings are held on the 4th Monday 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:

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

Did You Know?

Here are our Rules and Regulations regarding leasing of units:

- Home Owners must own their unit for 2 years prior to leasing. If more than one unit is owned, only one may be leased.
- If Home Ownership is passed to an immediate family member, it is not considered new ownership. The two-year waiting period does not apply.
- If anyone other than immediate family members reside in a unit, they are considered to be tenants, even if no formal lease agreement exists.
- A minimum 6-month lease is required.
- Prior to occupancy, owners must submit a lease packet and a \$100 processing fee for each new tenant. A dock space cannot be assigned to the tenant until the packet is received.
- Tenants must occupy the unit in order to qualify for a dock space.
- Owners must provide tenants with the By-Laws and Rules and Regulations. Failure to comply constitutes a default of the lease.
- Tenants may not have dogs, nor can dogs visit.
- Owners are responsible for fines, attorney fees, and costs incurred by HH if a tenant is found violating the condominium documents.

The above are put into place so Holiday Harbour knows who is occupying the unit and can contact them and the home owner if access is needed by staff or if Holiday Harbour needs to address issues that may arise. It's important that tenants are aware of our Rules and Regulations too, to avoid snafus and misunderstandings. Please make sure they are provided a copy. For more information, Refer to Part XIV of the R&R's.