



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, Corinne Canough, Kathy Mapes
Water Quality - Rich Russell, Corinne Canough, Paul Lytle, Claire Fisher
Website - POSITION CURRENTLY VACANT
Welcoming - Corinne Canough, Barb Hackel

Announcements

Our meeting dates are the fourth Thursday of every month. The next meeting will be September 23, 2021 at 7:00 pm.

We Need Your Help!

PLEASE:

- Be neat and put your trash in the dumpster; not on the ground.
- Cut or fold your recyclable cardboard to save space in the dumpster.
- Take large household items to the landfill.
- Don't park your boat by the door to the trash area or by the car wash.
- No dogs, rollerblades, skateboards, or jogging on the dock.
- The dumpster, tennis courts, and pool are only for the use of HH residents. If you believe others are using these facilities, please report the date and time.

Kayak Alert

Residents who have kayaks stored on the kayak racks must obtain a sticker from Holiday Harbour staff or from Christine Corriveau at Unit #123 (ccorriveau724@gmail.com) and place it on their kayak.

The concern is that we have abandoned kayaks that need to be removed. Your sticker will help identify those that need to be taken off the racks. Kayaks without stickers by November 1, 2021 will be removed and stored behind the clubhouse. Kayaks that are not claimed by summer will be removed from the premises.

Board of Manager's Code of Ethics

Board Members Should:

1. Strive at all times to serve the best interests of the association as a whole regardless of their personal interests.
2. Use sound judgment to make the best possible business decisions for the association, taking into consideration all available information, circumstances and resources.
3. Act within the boundaries of their authority as defined by law and the governing documents of the association.
4. Provide opportunities for residents to comment on decisions facing the association.
5. Perform their duties without bias for or against any individual or group of owners or non-owner residents.
6. Disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with the association.
7. Conduct open, fair and well-publicized elections.
8. Always speak with one voice, supporting all duly adopted board decisions-even if the board member was in the minority regarding actions that may not have obtained unanimous consent.
9. Share critical information and rationale with residents about budgets, reserve funding, special assessments and other issues that could impact their financial obligations to the association.
10. Understand the association's governing documents, become educated with respect to applicable state and local laws and manage the association accordingly.

Board Members Should NOT:

1. Reveal confidential information provided by contractors or share information with those bidding for association contracts unless specifically authorized by the board.
2. Make unauthorized promises to a contractor or bidder.
3. Advocate or support any action or activity that violates a law or regulatory requirement.
4. Use their positions or decision-making authority for personal gain or to seek advantage over another owner or non-owner resident.
5. Spend unauthorized association funds for their own personal use or benefit.
6. Accept and gifts-directly or indirectly-from owners, residents, contractors or suppliers.
7. Misrepresent known facts in any issue involving association business.
8. Divulge personal information about any association owner, resident or employee that was obtained in the performance of board duties.
9. Make personal attacks on colleagues, employee or residents.
10. Harass, threaten or attempt through any means to control or instill fear in any board member, owner, resident, employee or contractor.
11. Reveal to any owner, resident or other third party the discussions, decisions or comments made at any meeting of the board properly closed or held in executive session.

Presidents Report: Our Upcoming Election

Did you know that 25% of the US population lives in an association like our own Holiday Harbour? These 75 million Americans live in managed communities and democratically elect homeowners as their board members.

Holiday Harbour has a 9-member board with 3 up for election every year. We decide on maintenance priorities, enforce bylaws, and oversee the viability of HH. It's a big job!

Our annual meeting and election of board members will be held on
Tuesday, October 5 at 7:00pm.

Candidates get on the ballot by submitting an application. If you're a candidate, you'll want to show that you're qualified to fill the job. If you're a voter, you'll want to make sure the person you vote for understands the issues, knows finances, and cares about HH. All homeowners are eligible to vote, either in person or by proxy. If you don't see a preferred name on the ballot, you're entitled to a write in vote.

The board's responsibilities are to receive nominations, conduct the election, and tabulate the results. Your responsibility is to carefully consider your vote and support those who you think will best serve HH.

If you can't attend the annual meeting, mail your ballot in. It's important that you fulfill your citizen duties. We need 51% of eligible residents to vote or the results can't be certified.

Electing your next board members is important.

But the annual meeting is also your chance to find out what's been done this year, what's planned for the coming year, and ask questions.

Living here with 155 owners is the most basic form of government you can find. Please exercise your right to vote, attend the meeting on October 5, and tell us about your concerns. We appreciate the great comments you make and encourage you to continue sharing them.

Best Regards, Claire Fisher

Did You Know?

Rules & Regulations Regarding Trailer Storage

Complimentary short-term parking
is available for your
boat, camper, or jet ski trailer.

You are allowed to park on HH property in the wash
bay parking lot, but only for no more than fourteen
(14) cumulative days.

Staff will tag trailers to track the 14-day time frame.

*Please note that moving your trailer from one spot
to another does not reset your 14 days.*

We appreciate your attention to this time frame.

Please move your trailer/vehicle promptly to avoid a
potential \$25 per day surcharge to your account
and to allow others to use the space.

Directory Update

You have received a form to update
your contact information.
Even if you have no updates, please
sign and return the form.

It's important that you give
permission for your contact
information to be published to other
HH residents.

Thank you! 😊





“The Old Trolley Station”

The archway is still visible on the repurposed home near the VFW of Canandaigua

Mark Your Calendar: Annual Board Meeting

The Annual Board Meeting will be held on
Tuesday, October 5th at 7:00 pm.

In addition to electing three board members, you’ll have the opportunity to see prior and future year accomplishments and ask questions.

Make sure to return the ballots that you’ve received in the mail.
We need 51% of eligible property owners to vote to make a quorum.

Figs from Thistles: First Fig

*By: Edna
St. Vincent Millay*

My candle burns at
both ends;
It will not last the
night;
But ah, my foes, and
oh, my friends—
It gives a lovely light!

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...

Reminder to Landlords

Please send Kenrick your new or renewal leases.

Tennis Court Lock

Holiday Harbour has purchased a lock for the tennis court. This is to keep skateboarders and other uninvited people from using it.
The code is 5636.

Important Changes to Board Rules & Regulations

The board has voted to make changes to our boat rules and regulations. You are advised not to purchase a boat without consulting the rules and your dock master.

Exceptions are not allowed.

The biggest changes are as follows:

1. Effective 10/1/2021, the maximum length of boat allowed to dock here is 22' even. This is NOT the length indicated on your registration. It is the total length of your boat, including walkways, swim platforms, and motor transoms. See diagrams below.
2. Any boat docked prior to 10/1/2021 and over length is required to have its motor in the water. Please don't leave it in the raised position.
3. Secondary boats are limited to paddle boats and jet skis. Jet skis must be docked at the reserved jet ski area adjacent to Yacht Club Cove. Full size boats will no longer be allowed as a secondary boat.

If you have an approved boat and dock space here already, then you are grandfathered in. These changes won't affect you.

If you buy a new boat however, the changes will apply.

These changes are necessary to ensure dock availability. Originally we had 135 dock spaces. Now we have 120 usable spaces, down 15 spaces due to larger boats being docked here.

In the last 5 years alone, we've lost 6 spaces.

Reducing boat length stops us from losing even more.

Please note that when renting or selling your unit, there is no guarantee that a dock space will be available. If we run out of spaces, we'll start a waitlist.

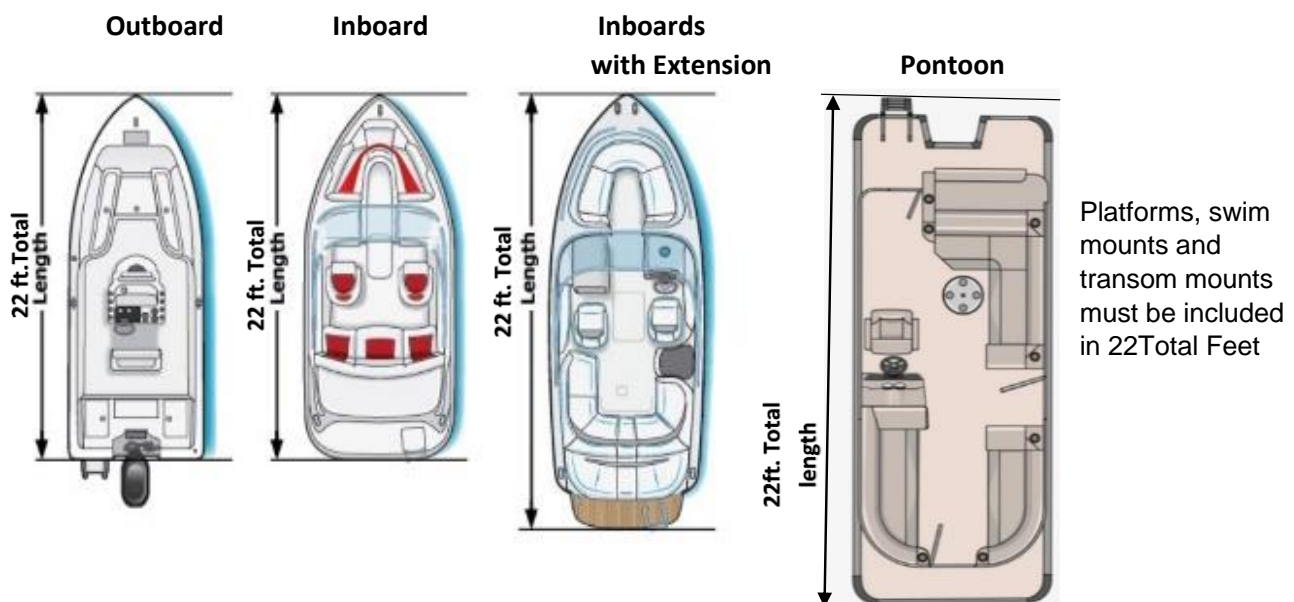
You are responsible to make sure your realtor, new owner, or rental agency understands that there may not be a space for them.

Safety and property damage are other reasons for the revised rules.

Keeping your motor down will provide another 2' +/- of maneuver space for you and your boat neighbor. We've had many close calls and several instances of property damage due to limited space in which to maneuver.

The Board's goal is to provide as many primary spaces as possible without adding the expense of finger docks.

Please help by consulting the new boat rules before purchasing one.



HOLIDAY HARBOUR BOARD OF MANAGERS MEETING August 26, 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, Carol Neel, Marv Wolk; Kenrick Representative: Barry Smith; Via Phone: Christopher Sardone and Recording Secretary: Stacy Fox. Absent: Bill Mapes and Frank Hacknauer.

PRE-MEETING HOMEOWNER COMMENTS:

- Unit #113, inquired about an aging work order for a door that has not been resolved. The homeowner went on to comment on large dogs from non-residents.
 - The Board responded that more research is being done into the door issue, and that it is a priority due to it being an exit door and there are plans to fix it soon. The Board also responded about the dogs and said they would look into it.
- Unit #408A, inquired about the electrician bid for repair of the meter panels.
 - The Board responded by clarifying who won the bid.

POST-MEETING HOMEOWNER COMMENTS:

- Unit #123, raised concern over speeding on the property by Towne Harbor residents. The homeowner went on to discuss fast boats coming into Holiday Harbour, and asked if more “No Wake” signs could be purchased. The homeowner went on to comment on seeing plants containers in the yard waste pile, and asked if homeowners could please empty their plant containers.
- Unit #115, inquired about the financial report from last month.
 - The Board responded that questions had been clarified.

APPROVAL OF MINUTES: A motion was made by **Marv Wolk** to approve the minutes from the July 22, 2021 meeting as written. The motion was seconded by **Carol Neel** and approved by the Board.

FINANCIAL REPORT:

The Financial Report ending on July 31, 2021:

Cash.....	\$558,010.79
Accounts Receivable.....	\$5,201.98
Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$101,753.34
Maintenance Reserve.....	\$497,614.42
Utility Fund.....	\$286.94
Docking Fund.....	\$-178,389.40
Roadway Easement Fund.....	\$23,621.95
Contingency/Emergency Fund.....	\$100,000.00
Parking Lot Fund.....	\$19,423.00

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

MANAGEMENT REPORT: Mr. Smith reported that Kenrick:

1. **Staff Communication:** Using – Phone, Text, email, & onsite visits. Conveyed and followed up on work requests to the onsite staff
2. **Staff work:** Logged daily
3. **Staff Performance:** Reviewed the superintendent’s transition & performance with Anita Smith, Bill Cooper, and the board.

4. **Annual Maintenance Chart:** Staff is reviewing the sequence of duties, including shrub trimming (Staff has made steady progress on this project since Bill came back from Vacation the first week of Aug. as of Aug. 11, they have completed Buildings 12, 11, 1, 2, 3, 4) and Power washing (A start date to address most needy areas has not been set yet).
5. **AED:** Batteries replaced in March; the new pads are on backorder.
6. **Electric Meter:** renovation: KMC – Bob and Rich have reviewed each meter assembly, July 12. They've scheduled to begin work mid-September. B&E will be needed for one entry conduit extension sleeve.
7. **Clubhouse "I" Beam:** Glenn Thornton inspected July 12. Provided options: Repair or replace I beam; If Replacement – other changes should be seriously considered.
8. **Draft Inducers:** Bill & Staff have conducted a review of some of the equipment. Further review is planned for the last 12 units this month. Info will be collected and submitted to the board for unit reimbursement evaluation.
9. **Walk Around:** We are continuing to work on following up on the notifications and updates for the board.
10. **Simplex Doors:** Replacements 3 more to be done by KMC; materials are ordered. KMC started this project on Aug. 9th; it should finish before Aug. 23rd.
11. **Brick work at #106:** July 15 reached out to HVAC contractor Bruce Sanford again to repair. Will be onsite Thursday at 8:30 with his mason to scope the work and match the brick. This has been completed, confirmed July 29.
12. **Invoices:** review and approval
13. **Reimbursement:** Submitted requests for reimbursement
14. **Requests:** Responded regularly to board and owner requests
15. **Resident Directory:** Owner questionnaire sent out Friday August 5th. As of Aug 11th, many responses.
16. **Squirrels 52A:** Bruce from Eastside Wildlife inspected July 15th; began service August 2nd. As of Aug. 11th – not squirrel activity, none trapped, all nesting materials have been removed.
17. **Tennis Court Lock:** Kenrick distributed the access number. Staff has installed the lock.
18. **Yard Waste Bollards:** Karl straightened & Staff secured the base of each with cement.
19. Monthly financial reports prepared, emailed
20. Approved invoices in accordance with HH Budget & service contracts
21. Prepared & distributed Board of Managers meeting packets
22. Violations (3): #23A Docking 7.20.21; #115 Patio storage 8.12.21; #114 Patio storage 8.12.21
23. Certificates of Compliance: (1) #101B – 8.4.21
24. Homeowner Correspondence: (5) Lawn Treatment 8.3.21; Directory Update 8.6.21; Pool Update 8.12.21; Power Washing 8.17.21; August Newsletter 8.17.21
25. Correspondence/calls regarding or with: insurance, real estate agents, attorneys, mortgage lenders, appraisers, questions from homeowners, compliance issues, landscaping, resale documents, etc.
26. K&K finger dock (3 bids have been received).
27. Simplex doors have been completed by KMC
28. Electrical boxes were awarded to KMC, which will be supplemented by conduit extensions
29. Dominic Ruisi has been scheduled for mason work in the fall. **Claire Fisher** requested that Dominic take a look at the pool deck and recommend repairs sufficient to remove trip hazards. The Pool and LRP Committee liaisons should be present.

Superintendent's Report: On-site staff completed the following tasks, in addition to the routine daily, weekly, and monthly tasks: mowed, whipped, blew off property (weekly); replaced sump pump at #37, 177, 126; drove to Ground Water to pick up sump pumps; demolished piano in Clubhouse; trim off branches at #102, 39, 38; had High Quality pest Control spray bees; checked emails, phone messages and returned, if needed (daily); picked up garbage throughout property (weekly); contacted ServePro to clean up water resulting from broken sump pump (#37); installed extension on downspout, reformed bed from lilac removal (#102); dropped hedge shears at Admar to replace blades; replaced 2 elbows and two feet of downspout (#138); replaced solenoid at pool (this was to have been fixed by Aqua Brothers); went to Lowes for new lights at entrance of Clubhouse, water for pool; set-up for TH Board Meeting (monthly); installed new mailboxes at #127, 29; set-up for HH Board Meeting (monthly); call Burrows for a gas smell around patios of #54-58; No leak was found (grill tank was leaking); sewer leak at #131 called J's Handyman Services; Paul from B&E Electric ran new wire from dock to security lights between #10-400; handed out Happenings; called Curtis Locksmith for security door 111-simplex; started trimming bushes in hundreds (ongoing); contacted Jay from J's Handyman Services for sewer back-up at 23-A; screwed down boards behind #47 & 48 dock; picked up clippings from Residents (daily); checked simplex 23-D – has leak in vent of microwave - need KMC to look at it; contacted Aqua Brothers about overdue Brome order (it's been 3 weeks and was paid for) - asked for refund; tried to fix O ring in gauge at pool - Aqua Brothers was supposed to fix it; had J's Handyman Service back again for 23-A; Blockage must have gone further down the main; State Inspector came to inspect the pool; new smoke detector installed in the hall of 111 simplex, also changed the hall light bulb; cleaned Clubhouse (weekly); removed bat from 18-Aug-21 Went to Lowes and Finger Lakes Pool Supplies; contacted Leisure Pool about the stain in the bottom of the pool; clean laundry, office, bathroom, and meeting room; repaired deck at 18-D; Went to Lowe's for lumbar; emergency call from #45: lift station light and alarm were going off; finished trimming bushes on 8/13; started pressure washing backs.

OLD BUSINESS:

Finger Dock Moving: **Marv Wolk** made a motion to approve K&K's \$1500 cost to move the finger docks in the Towne Harbor/Holiday Harbour channel. The motion was seconded by **Cindy Alves** and approved by the Board.

Dock Rule Update: **Claire Fisher** noted that there are proposed changes in the boating application and Rules & Regulations regarding the maximum boat length. Changes are needed to ensure availability. Revisions would affect future applicants - current residents would be permitted by grandfather clause until they purchase a new boat. The second proposed change to the Rules & Regulations is that if the current boat is greater than 22ft (overall length, including everything: motor, swim deck, etc.), then the outboard motor prop must be kept down for safety, insurance and space issue reasons. **Carol Neel** noted that pictures/drawings and descriptions would be provided to residents to help everyone understand the new rules.

Secondary accessory boats that are jet skis must go in the jet ski area: this will be enforced strictly. The Board will also require anyone with a jet ski to have a platform, which will assist with spacing as the jet skis will be able to be perpendicular instead of horizontal. The fee for jet skis would also increase to \$500 per jet ski for the season. The fee for other secondary boats will be \$50 per foot.

A motion was made by **Carol Neel** that the revised boat application be approved. The motion was seconded by **Cindy Alves** and approved by the Board.

Clubhouse Beam: **Claire Fisher** reported that based on a report received by Thornton Engineers - three options are: replace the beam, which would last 40-50 years; repair the beam, a shorter life cycle option; or rebuild to its entirety and make it handicap accessible, which would also last long-term and would be the most labor-intensive/costly option.

Chris Sardone made a motion to replace the beam with either steel or wood depending on cost and recommendation. The motion was seconded by **Cindy Alves** and approved by the Board.

Leisure Pool Issue: **Barry Smith** reported that it has been impossible to get ahold of Leisure Pool regarding the issues with the bottom of the pool. There have been 8 unanswered calls thus far. **Claire Fisher** made a motion that Kenrick contact our attorney to send a demand letter to Leisure Pools immediately to prepare a remediation plan for the scaling on the pool, and/or an extension on the warranty. The motion was seconded by **Marv Wolk** and approved by the Board.

Pool Dolphin Vacuum: **Kim Gardner** reported that although Pool Dolphin does not offer demonstrations for commercial pools, she and others had the lifeguards demonstrate how they currently clean the pool. It was determined that the current method of cleaning is a safety and liability issue. **Kim Gardner** made a motion to purchase the Pool Dolphin at a cost not to exceed \$4,000 with the cradle. The motion was seconded by **Chris Sardone** and approved by the Board.

Kim Gardner made a motion to give our head lifeguard a bonus of \$100 for going above and beyond in her pool duties. The motion was seconded by **Claire Fisher**. **Marv Wolk** went on to amend the motion to raise the bonus to \$200, which was seconded by **Carol Neel** and approved by the Board.

NEW BUSINESS:

Snow Removal Contract: **Claire Fisher** reported that the contract is up and will need to be renewed.

Committee Reports:

- *Landscaping Committee*: **Cindy Alves** reported:
 - Tree Health Review: the Ash trees on the Holiday Harbour property are in good health.
 - Tree Trimming: pruning and trimming are needed all over the property. She reported that 3 bids have been received that all offer slightly different options that exceed the allotted \$2500 tree trimming budget.
 - **Cindy Alves** noted that in order to cover the excess costs, she has some funds left from the lawn treatment and mulching that should help with the tree trimming budget deficit.
 - **Claire Fisher** made a motion to approve Liddiard's Tree Service bid for \$3,500, and to approve a contract with K&K for a not to exceed cost of \$500 for cutting clean up. The motion was seconded by **Marv Wolk** and approved by the Board. The trees in the most need would be prioritized.
 - **Claire Fisher** inquired about how often the Ash trees should be treated against the Emerald Ash Borer, whether it's every 2 or 3 years.
 - Answer: Every 2 years.
 - Tree Treatments & Evaluations have not been completed yet by Bartlett Tree experts – results are expected in the fall.
- *Pool Committee*: **Kim Gardner** reported:
 - The new pool signs have arrived. She thanked **Kathy Welch** for orchestrating that.
 - There was a State Inspection:
 - Life-saving rings had needed to be put up this year.
 - A new test kit was needed to be in compliance. It was ordered and delivered.

- Lifeguard hours will be less now due to seasonal staff returning to school/extracurriculars.
- Willing residents are asked to please pull weeds to help the pool committee!
- Lastly, she announced the resignation and thanked Carolyn Marlin for all she has done to help the pool committee.
 - The pool committee is seeking more volunteers – especially those interested in working on platers. If interested, contact **Kim Gardner**.
- **Social Committee: Kim Gardner** reported:
 - There was a survey sent out and replies to continue to come in.
 - Most responders requested events to be scheduled on Wednesdays, Thursdays, Fridays and Sundays.
 - The recent wine event had 57 tickets sold and approximately 50 people showed up. Heron Hill brought wines for tastings and “fun was had by all”
 - Ring of Fire event next week - September 4; September: possibly a dominos game night; October: Fun Fall Morning event.
 - Social Committee inquired about a lock on the closet door where many of the supplies are kept for events. The Board agreed, as long as the combination was given to all Board members since Board meeting equipment is kept in the closet as well.
- **Nominating Committee:**
 - **Carol Neel** reported that 3 nomination applications have been received and reviewed thus far.
 - The first notice of the Annual Meeting and ballot with applications for the interested parties should be sent next week, and a second notice of the meeting will be sent in mid-September.

Review and Approve Variances:

- Unit #22, request to install a boulder in the front of the unit.
The Board denied the request, as it would set a precedence of allowing them.

- Unit #56, request to install a water spigot on the patio side of the unit.
- Unit #56, request to install tankless, instant gas hot water tank.

A motion was made by **Marv Wolk** to approve the above variances subject to adherence to Holiday Harbour specifications. The motion was seconded by **Claire Fisher** and approved by the Board.

Vote By Email Variances: By prior emergency email vote, Unit #29's variance request was amended to include a new air conditioner.

Annual Meeting: The Annual Meeting will be held on Tuesday, October 5th at 7pm.

Adjournment: 8:41 PM

NEXT MEETING: September 23, 2021 @ 7pm

Board Meeting Information

Meetings are held on the 4th Thursday 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:

September 23, October 5 (Annual Meeting), October 28,
November and December - TBD