



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424

Holiday Harbour 2021-2022 Board of Manager's

Cindy Alves, VP - term expires 10/2022
Claire Fisher, President - term expires 10/2024
Denny Furnal - term expires 10/2023
Kim Gardner - term expires 10/2023
Frank Hacknauer - term expires 10/2022
Bill Mapes - term expires 10/2024
Carol Neel - term expires 10/2022
Chris Sardone, VP - term expires 10/2023
Marvin Wolk, Treasurer - term expires 10/2024

Committees

Clubhouse - Barb Hackel & Diane Roach
Docking - Carol Neel, Rich Russell, & Cindy Alves
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, Bob LaFaso, Tim Carson & Chris Sardone
Maintenance - Denny Furnal
Newsletter - Stacy Fox & Claire Fisher
Nominating - Chris Sardone & Marv Wolk
Pool - Kim Gardner, Kathy Welch, & Mary Maslanik
Social - Kim Gardner, Kathy Mapes, Joan Brown, Diane Roach, Kathy Schott & Rebecca Snyder
Variance - Chris Sardone & Frank Hacknauer
Facelift - Claire Fisher, Colleen Brown, Corinne Canough & Kathy Mapes
Environmental Committee - Rich Russell, Corinne Canough, Paul Lytle & Claire Fisher
Website - POSITION CURRENTLY VACANT
Welcoming - Corinne Canough & Barb Hackel

November 2021 happenings



Notice: Dock Applications

Dock applications for the 2022 boating season are available at neighborhoodlink.com or in the clubhouse, in the forms rack across from the staff office. Applications were due October 15th, please return yours as soon as possible.

The board has decided not to allow the storage of paddle boards on patios during summer months. Some stick out into the sidewalk area and are a trip hazard. Please make arrangements to store your paddle boards on the kayak racks instead.



President's Report

We had great attendance at the annual homeowner's meeting and at our board meeting in October too. For those who missed the meetings or just want more information, here is what your board is working on. This year seems to have more than its share of issues.

- The pump station has plugged up more times than normal. We've spent 5 times our budget and we're only halfway through the fiscal year. Please, do not flush rags, wipes of any kind, paper towels, diapers, depends, and other similar material down the drain. If you're found to be responsible, you could be back charged the clean out fee.
 - We're looking at ways to upgrade our pump station and eventually turn it over to the city. Our last estimate, five years ago, was \$40,000. It's likely a lot more now. These costs get paid for through your HOA fees. Please help keep them down by flushing responsibly.
- I wish the pumps were our only sewer issue. Building drains are sagging, joints disintegrating, and back-ups occurring. We've had two toilet eruptions in the last two years alone. It's not pleasant. The cost to replace each building sewer is about \$10k. While we have these on our list, it wasn't scheduled. We'll have to budget our 20 buildings accordingly. If not, your sewer may be next.
- Trip hazards at our 50 year old pool deck need to be addressed. This is a surprise project; not budgeted. The Department of Health advises that they could close our pool down if warped slabs aren't fixed. We're looking at a short term fix of grinding joints or pumping concrete under the slabs to raise them. Almost every joint needs repair. The cost of grinding is \$7,500. We're waiting to see what the costs of the other band aid are, then make a decision on next steps. Total replacement with costs over \$200k will have to wait.
- Dogs, dogs, dogs. This is the most frustrating issue the board has to deal with. Tenants may not have pets of any kind, visiting dogs are never allowed, and no dogs can exceed 25 pounds in weight. The board spends hours responding to complaints, writing letters, and threatening or imposing fines. Life would be so much easier if we just went by the rules to begin with. Enforcement takes away from time spent on the important issues listed above. Trust me, you can't hide a dog. Someone will notice and report it.
- Lastly, you should be aware that accounting rules have changed. The way we must now report upcoming projects is to show them as an immediately liability, whether they're under contract, finished, nor not. It's complicated. I guess this is all for the best as homeowners will know what our real time income and liabilities could be.
 - In the soon to be released annual audit report and in future monthly statements, you'll see how the balance sheet has changed. The annual report also shows an extensive list of future projects which we'll have to address in the next 10+ years.

Issues aren't easy but the worst that can happen is to ignore them. You have a hard-working board that works hard to maintain the property. We'll work through these items and make sure you continue to have a great place to live.

Best Regards,
Claire Fisher

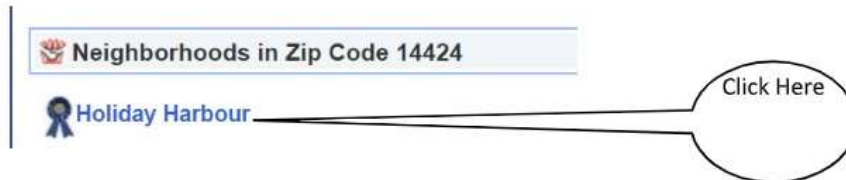
Instructions for accessing Holiday Harbour's website

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

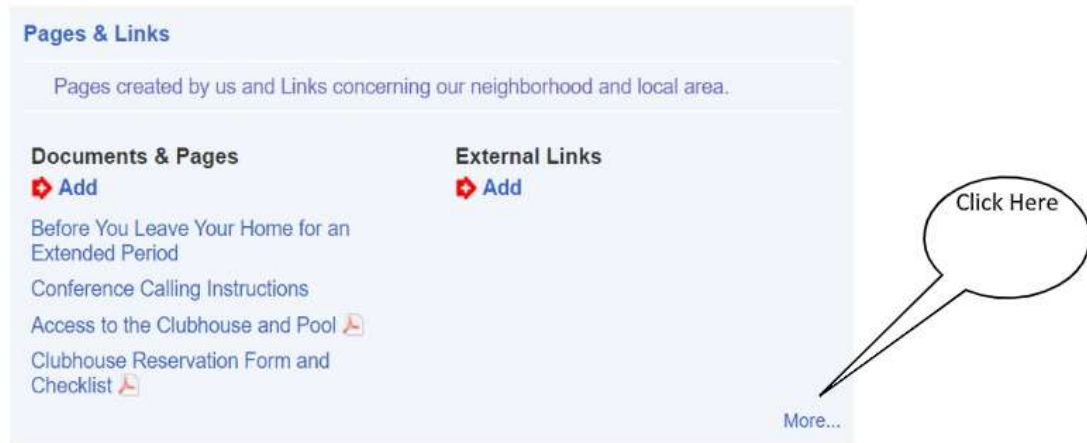
Find Neighborhoods & Organizations

Zip Code, Neighborhood, HOA, or Club Name

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

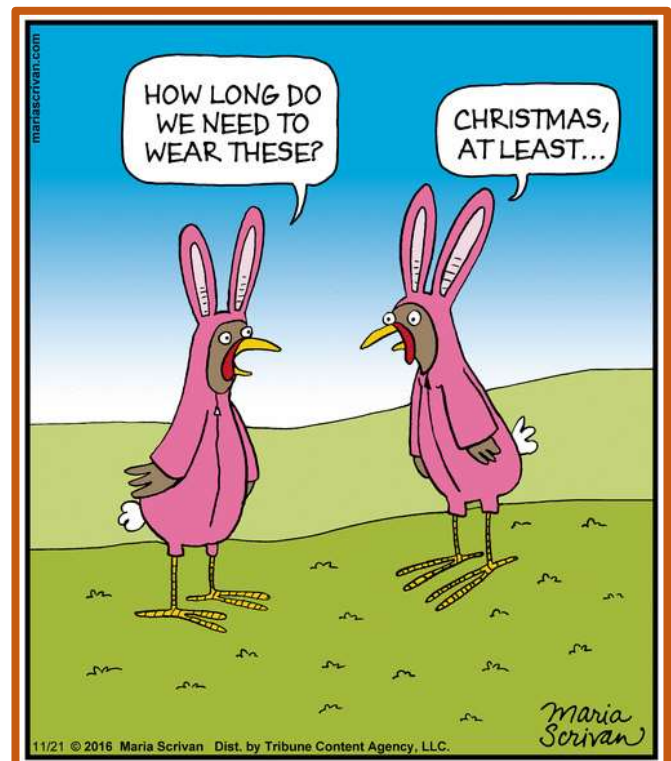


4. You're in! Now you can view and print forms, newsletters, docking applications and other material. Be sure to hit the 'more' button for extended viewing.



10 FUN FACTS

1. You can't wash your eyes with soap.
2. You can't count your hair.
3. You can't breathe through your nose, with your tongue out.
4. You just tried no. 3
6. When you did no. 3 you realized it's possible, only you look like a dog.
7. You're smiling right now, because you were fooled.
8. You skipped no. 5
9. You just checked to see if there is a no. 5
10. Share this with your friends to have some fun too! :-)



HOLIDAY HARBOUR BOARD OF MANAGERS MEETING October 28, 2021

CALL TO ORDER/ROLL CALL: The meeting was called to order by Claire Fisher at 7:03pm. In attendance: Cindy Alves, Denny Furnal, Kim Gardner, Frank Hacknauer, Carol Neel, Christopher Sardone, Marv Wolk; Kenrick Representative: Barry Smith; Via Phone: Bill Mapes; and Recording Secretary: Stacy Fox.

PRE-MEETING HOMEOWNER COMMENTS:

- Unit #404, questioned why renters may be getting docking spots over homeowners if there is a dock spot shortage. The resident also commented regarding boat lengths – the resident shared that Meyer's Boats and Marinea Marine have offered to measure boat lengths for free to be certain of the length and to help revise overall layout as needed. The dealers also offered to teach courses regarding docking.
- Unit #21, inquired about oiling of roadway near unit.
- Unit #117, inquired why renters are getting docking spots over homeowners if there is a space shortage. The resident also inquired about why homeowners could not keep a boat space when a unit is rented for 6-9 months of the year.
 - The Board responded that if a homeowner has a renter for less than 8 months, then their seniority will not be reset if they reoccupy the unit. If they want their space back, they must apply for it though, per standard procedure.

POST-MEETING HOMEOWNER COMMENTS:

- Unit #21, inquired about jet ski space for the following boating season due to paying for storage for platform/jet ski.
 - Any NYS park is free for NY State residents to launch for anyone over 65 years old on weekdays.
 - Inquired about stacking furniture on the end of the patio

APPROVAL OF MINUTES: A motion was made by **Chris Sardone** to approve the minutes from the September 23, 2021 meeting as written. The motion was seconded by **Marv Wolk** and approved by the Board.

FINANCIAL REPORT:

The Financial Report ending on September 30, 2021:

Cash.....	\$628,576.11
Accounts Receivable.....	\$9,311.02
Accounts Payable.....	\$122.00
Prepaid Assessments.....	\$59,487.02
Maintenance Reserve.....	\$556,552.35
Utility Fund.....	(\$1,379.72)
Docking Fund.....	(\$82,326.47)
Roadway Easement Fund.....	\$23,621.95
Contingency/Emergency Fund.....	\$100,000.00

The Board did not receive the financials in a manner that would allow for adequate time to review. The September financial report will be voted on at next month's meeting.

- **Claire Fisher** commented that if the check for \$20,678 due to HH due to the city assessment was received and deposited, it would not be in the financials since these are from the previous month.
- **Claire Fisher** went on to explain that the budget could be over-run this year due to plumbing and pump station issues, building maintenance overrun, and an increase in the price of natural

gas, among other items. The Board will have a future discussion on how to best navigate the potential effects.

- **Barry Smith** commented that the year-end audit resulted in a larger than usual amount of time to review. Due to required reporting changes, it took extra time to sort and compile the financial report.

MANAGEMENT REPORT: **Barry Smith** emphasized the importance of communication and how Kenrick would improve its communications with homeowners regarding projects going on around Holiday Harbour. **Barry Smith** also went on to report that Kenrick completed the following:

1. **Staff Communication:** Using – Along with onsite visits, there are daily communications by phone, text, email &. Conveyed and followed up on work requests to the onsite staff
2. **Staff work:** Logged daily
3. **Invoices:** Weekly review and approval
4. **Reimbursement:** Submitted requests for reimbursement
5. **Requests:** Responded regularly to board and owner requests
6. **Annual Maintenance Chart:** Has been reviewed, reworked, and will be populated & implemented for the fall quarterly report.
7. **Monthly Maintenance Chart:** Has been reviewed, reworked, and will be populated & implemented for the October manager's report.
8. **Electric Meter:** renovation: KMC – Bob and Rich have reviewed each meter assembly, July 12. They're scheduled to start this project in November. B&E will be needed for one entry conduit extension sleeve. RGE's availability will influence the timing of the progress of the renovation.
9. **Clubhouse "I" Beam:** Glenn Thornton inspected July 12. He has provided specs for wood and steel replacements. The RFP was sent to six contractors. Quotes will be forthcoming.
10. **Draft Inducers:** Bill & Staff have conducted a review of some of the equipment. Further review is planned for the last 12 units. Info will be collected and submitted to the board for unit reimbursement evaluation.
11. **Resident Directory:** Owner responses are coming in slowly; Corinne and Charlene have been working on this project.
12. **Door Work #113:** J's handyman services made some adjustments to the door. It is working well.
13. **Pool "Scaling":** Marc attorney sent Leisure Craft Pools a letter to seek a resolution. Jeff from Leisure called me. He will extend the warranty for any further concerns about the contracted work. Jeff will inspect in the spring.
14. **Pool Deck:** Trip hazard. Dominic Ruisi to provide a quote for the work needed.
15. **Crab Apple Trees:** K&K has removed Trees; stump removal is done.
16. **Simplex Attic Insulation:** Staff inspected and confirmed that there are two layers of insulation.

Superintendent's Report: On-site staff completed the following tasks: cleaned washers with Tide Cleaners (monthly); cleaned Clubhouse, Office, Laundry (weekly); went to Northern Nurseries – grass seed (yearly); contacted TruGreen for calcium for winter (yearly); finished power washing fronts (bi-annual); mowed property fronts, backs, dog walk areas (weekly); whipped, blew fronts, backs, docks (weekly); high quality pest control sprayed for bees #112-113; high quality pest control sprayed for bees #48-49; cleaned Simplex (monthly); rescreened window at 112, hit it with pressure washer; picked up "G" & dog waste cans (weekly); called Paul - B&E electric inspected bad float at lift station; called Greg at LandPro to fix Gator – bad alternator; called Ground Water to buy (2) floats for lift station; high quality pest control #48, #133, courtyard near kayaks, near floater in tree; pressure washed & sealed deck at Clubhouse with Thompsons Water Sealer; set-up for THI Board Meeting and broke down (monthly); set-up for HH Board Meeting and broke down; roof leak at 111-C fixed by KMC; B&E installed new float at lift station; Flemmings Heating & Cooling pulled apart boiler at pool; Flemmings Heating & Cooling

cleaned and inspected Boiler & Heater at Clubhouse (yearly); Chamberlain cleaned out pump 1 at lift station; set-up for Annual Meeting; installed new sump pump at #407; cleaned up around dumpsters and recycling (weekly); went to Lowes to make keys; removed kick boards on patio at unit #407; went to Lowes to pick up new Simplex mailbox lock; installed new mailbox lock at #419-C; glued magnets to dryer vent lid on roof for #23-D; edged sidewalk fronts, backs and sides of 100s, straightaways, cul-de-sac; edged fronts of 400s; started bagging leaves at certain areas of property; met with Dominico, the mason, to go over the job; checked emails and messages (daily); changed light bulbs throughout property; put new blades on edger – 5 times; helped Dominico move wall blocks to patios
Chem-dry cleaned carpets in Clubhouse (had to move furniture to dance floor)
Installed new awning cover for #141 due to pressure washing damage.

- **Claire Fisher** noted that following the last meeting, the Superintendent checked the simplex attics for the insulation issue discussed at the last meeting. They were fine. They also addressed the trip hazards discussed at the last meeting.
- **Claire Fisher** went on to thank them for sealing the clubhouse deck, and inquired about a second coat next year.
- Lastly, **Claire Fisher** inquired about the oiling near Unit #21.
 - **Barry Smith** responded that it would be looked into immediately. No one on the Board or at Kenrick was aware that they would be coming in.
 - **Bill Mapes** noted that Holiday Harbour has a contract with North Coast Sealers, and that they come in between each sealing year before each winter to seal cracks; however, no one was notified.
 - **Denny Furnal** noted that the quality of the work was not acceptable. **Barry Smith** will be contacting North to address the lack of communication and the quality of the work.

OLD BUSINESS:

Notes to the Future Board regarding City Tax Assessment:

- The advice from the Board to future Boards is to proceed carefully and with limitations on actual assessments versus selling price and carefully consider attorney contract conditions.
- The attorney was going to account for expenses and then take 50%. However, it was attempted by the attorneys to do otherwise at their own benefit. Stay astute.
- The future Board needs to watch the full assessment of the whole property and keep that in consideration compared to other properties on the lake.
- If the assessor is not following the rules and being fair to Holiday Harbour, then it needs to be considered.
- Jacobson Law Firm was less than satisfactory, due to responsiveness, extent of work the Board members needed to do, requesting the same information multiple times, etc.
- Know that it may seem to result in more work than the effort was worth.
- It is not advised to pursue it more than once every 10 years.

Storage on Patio: **Claire Fisher** noted that the docking committee came up with the following revisions: “May 1-Nov 1, kayaks, canoes, paddleboats, and paddleboards are not permitted on the restricted common property, i.e., patio. It is recommended that residents keep water mattresses and tubes stored on boats, rather than the patio. If they are stored on the patio, they cannot block exit doors, exceed the height of the privacy walls, or block sidewalks.”

It was noted that the primary change is that paddleboats or paddleboards would not be allowed to be stored on patios in the summer months. **Kim Gardner** made a motion to accept the changes as written, which was seconded by **Marv Wolk**.

The Board also discussed changing the final date for claiming non-motorized watercrafts like kayaks and canoes left on the kayak racks after the boating season. **Kim Gardner** amended the date to be September 1st instead of the proposed August 1st of each year. The motion was seconded by **Marv Wolk** and approved by the Board.

Pool Trip Hazard: NYSDOH noted that the pool decks would cause a safety issue because the cement is heaving due to the elements. Within 2-3 years the unevenness may cause the pool to not be permitted to open if problem areas are not addressed. Three different options were proposed by contractor, Dominic Ruisi: grind everything that is raised; resurface and put in new concrete; replace bottom deck, then top deck at a separate time.

Bill Mapes also noted a previously utilized method of drilling a hole into the cement, injecting a material to match the levels, and that it would last several years. **Marv Wolk** noted the method of lifting the concrete slabs with a procedure using a material pumped underneath the slab to raise it to the proper level, called "slab jacking."

Barry Smith will be contacting other contractors for quotes for these other methods as well.

Defibrillator: Ontario EMS inquired about up-to-date information regarding the defibrillator/training. It is required that someone on staff is certified in AED. **Barry Smith** will find out if the lifeguards are trained, and look into getting Bill Cooper trained.

Lock Quote: A quote was received to replace 13 complex door key cylinders for \$800. The Board discussed the necessity given the lack of information on the issue. **Barry Smith** will prepare more information to discuss at the next meeting.

Speed Bumps: Due to dangerous situations, the Board has decided to complete a study on the speed issues within the community. The study will consider the use of seasonally removable speed bumps.

Simplex Decks: **Cindy Alves** made a motion to accept Gavin Fox's bid to replace up to 5 patio decks this budget year at a cost of \$3,600 each. The motion was seconded by **Chris Sardone** and approved by the Board.

Pump Station: **Jerry Brown** reported on a discussion with the city regarding changing the responsibility of the lift station to the City of Canandaigua. The Board discussed the electrical needs of the project, and how it would affect the EV Station project's electrical needs. The Board intends to speak with the City and see what the minimum requirements are, grinder pump or otherwise, and the appropriate electric installation to meet City standards.

Sewer: LRPC identified that the collector sewers that run parallel to each building were old and were collapsing – the oakum used to seal the pipes together had rotted and separated, which caused collapse, and therefore backups. **Barry Smith** will be looking into who made the last repairs so the Board can proceed with research for repairs.

NEW BUSINESS:

Committee Reports:

- *Maintenance Committee:*
 - **Denny Furnal** noted that he would be organizing the Fall Walk-Around and asked that residents please contact him if there are any items that need attention specifically.

- *Landscaping Committee:*
 - **Cindy Alves** made a motion to approve 15 trees and 4 shrubs from Mayflower to be installed this fall at a not to exceed cost of \$3,700 – this will come out of the recently approved tree budget out of the maintenance reserve budget. **Claire Fisher** asked that replacement trees be on the list recommended by the tree study consultant. The motion was seconded by **Chris Sardone** and approved by the Board.
- *Docking Committee:*
 - New stickers were received for next year's, as well as other new stickers for non-motorized watercrafts.
 - Old finger dock plans were located if anyone is interested in seeing them.
- *Social Committee:*
 - October Fall festival on October 2nd was well-attended and successful (approx. 45 attendees).
 - The October 17th Pumpkin Walk was organized with the help of Linda Lytle. 14 people carved about 30 pumpkins to set on the Board walk that evening. Attendees were invited to stop into the club house after the walk for refreshments, where approximately 20 attendees stopped in to wrap up our Fall festivities.
 - A Christmas Tree Decorating Social may be planned in late November or early December.
 - Next Social Event will be in late May or early June with a welcome back event.
- *Water Quality:*
 - Permitting for Sucker Brook would cost nothing as the County volunteered to prepare it for free. The permit would be good for 2 years. Small fee of \$30-40/hr. for installation by Karl Hauser of leftover rocks stored on shuffleboard court if Board decides to move forward.
 - Rich Russell will follow up with county personnel to see if he's still okay with seeking approval at no cost to Holiday Harbour.

Review and Approve Variances:

- Unit #414-D, replace furnace, A/C and water heater.
- Unit #135, replace front and rear doors
- Unit #58, request that maintenance remove 2 large plantings at end of building, which will be replaced at the homeowner's expense.

A motion was made by **Frank Hacknauer** to approve the above variances subject to adherence to Holiday Harbour specifications. The motion was seconded by **Cindy Alves** and passed by the Board.

Vote By Email During the Month:

Variance: Unit #135, replace furnace and A/C units, and move the A/C unit from the front to side.

Adjournment: 9:41 PM

NEXT MEETING: December 2, 2021 @ 7pm

Board Meeting Information

Please note that the next meeting date is December 2 at 7pm.

Meetings are normally held on the 4th Thursday of each month, unless otherwise noted, such as the meeting above.

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.