



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, and Mary Lynn & David Shaw
Social - Kim Gardner, Kathy Mapes, Diane Roach, Mary Ann Vittacore, Rebecca Raguso Snyder, Marylin Gross & 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

March 2022 happenings

The Remodeling Expenses

When it comes to remodeling of your condo, who is responsible for what?

Our by-laws provide a list of repairs and maintenance that are homeowner responsibility.

Homeowners are responsible for:

1. Maintenance, repair, and replacement, including painting and decorating of interior surfaces including walls, ceilings, and floors within the home
2. Replacement of broken glass
3. Repair of interior and exterior doors
4. Maintenance and repairs to pipes, wires, and conduits located in and serving the home, unless they are common elements
5. Maintenance, repair & replacement of air conditioners, hot water tanks, and furnaces that are solely homeowner use.

If there is damage to another unit, including but not limited to water damage, the homeowner causing the damage must settle the claim between other affected homeowner(s) and respective insurance companies.

Details above are referenced from Article VII, Section 7.02

Obituary

Weldon Canough of Unit #28 recently passed away. Holiday Harbour extends its sincerest sympathy to Corinne & Melissa, and their family & friends.

President's Report

I look forward to March and in particular to March 20, the spring equinox. Finally, day and night are equal. There's a difference in the length of the day and the warmth of sunlight. Tulips are pushing out of the ground and birds are singing. Did you know that spring and fall equinox are the only times when the sun rises directly due east and sets directly due west for everyone on earth?

March showers are with us too. In addition to bringing April flowers, they bring hardworking earth worms up so they can start making topsoil. They spend their winter well below the frost, but the rain reduces the oxygen in the soil and brings them to the surface. Did you know that the first full moon in March is known as the Worm Moon? I'll have to pass on watching that one. I have bad memories of being chased by my brothers who tossed worms at their terrified sister! Thankfully, I've lost my fear of those gentle creatures since then.

It's a new season for our staff here at HH too. There's a lot of winter cleanup and work to get ready for boating and pool use. The trash, shop, clubhouse, and front entrance are tidied up. Christmas decorations are removed, damaged turf is replaced, broken limbs picked up, floating material removed, dock ladders and safety equipment are checked over, leaves are raked, and pool and tennis court equipment get cleaned and ready for use.

At long last, snow removal equipment is stored, then lawn mowers, blowers, and edgers serviced. Contractors need to be scheduled, preventive maintenance undertaken, and operating goals reviewed. Hopefully, you too are out and about, perhaps making plans for the flowers you're going to plant or enjoying a dock walk. Spring is here. Enjoy!

Best Regards, Claire Fisher

Instructions for accessing Holiday Harbour's website

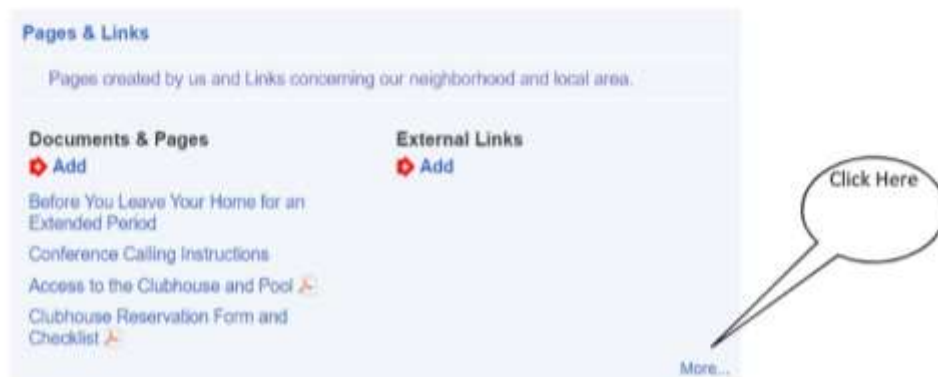
1. Go to neighborhoodlink.com
2. Type in our zip code, 14424, in the space noted, then push 'search'.



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.



Neighborly Favor to Ask

Please do not dump your kitty litter directly into the dumpsters.

Put it in a bag first to prevent unpleasant odors and spillover onto the pavement.

Thank you! 😊

COVID Updates

It is no longer necessary to fill out the Covid tracking sheet when using the clubhouse.

You may also resume use of the exercise equipment.

Did You Know?

Obligation to Maintain Utility Service

You are obligated to maintain utility service to your unit, regardless of whether or not the home is occupied. Utility service must be sufficient to prevent damage to other homes or to common elements.

It goes without saying that you need to protect your home too.

The board has the right to arrange for such service if you do not and without notice in emergency situations. If service is not maintained, you are responsible for damages. Any costs incurred are collectible, are a personal obligation of the owner, and are allowed to constitute a lien on the home involved.

To prevent damage and repair costs that you are responsible for, when you're not occupying your unit you should:

1. Turn off your water
2. Set your thermostat to no lower than 60 degrees
3. Make sure your furnace is set to the on position
4. Open the cabinet doors below your sinks
5. Use the window alarm light and independent thermometer that turns the alarm on when your temperature drops below 60 degrees.

Summary: You are responsible for failure to protect your home and others from freezing pipe and water damage, not Holiday Harbour.

Refer to Article XI, Section 11.07 of our condo declaration for details.

Can & Bottle Update

Many thanks go to Christine Corriveau and Alan Colf for returning cans and bottles from the blue tote over the last four months. They saved almost 4000 cans and bottles from the landfill and provided income for the social committee.

Our residents are great too, very generous with their can and bottle donations. Thank you!

As a reminder, please put only redeemable items in the blue tote.
Recycled items go into the large dumpster.

Maintenance Update

We had an unfortunate collapse of one of the foundation walls recently, see photo below.

It was found quickly, thanks to the unit owner. Reasons were:
poor workmanship when originally built, a hose bib that drained into a window well, a roof drain too close to the foundation, a high water table, and grading that is higher than the foundation, causing runoff to drain down rather than away.

Repair was done using HOA fees.



HOLIDAY HARBOUR BOARD OF MANAGERS MEETING February 24, 2022

CALL TO ORDER/ROLL CALL: The meeting was called to order by Claire Fisher at 7:00pm. In attendance: Cindy Alves, Denny Furnal, Kim Gardner, Frank Hacknauer, Bill Mapes, Carol Neel, Marv Wolk; Kenrick Representative: Barry Smith; and Recording Secretary: Stacy Fox
Absent: Chris Sardone

POST-MEETING HOMEOWNER COMMENTS:

- Unit #23-C, thanked the Board for the upcoming repair of their simplex deck, which is on the list for replacement.

APPROVAL OF MINUTES: A motion was made by **Marv Wolk** to approve the minutes from the January 27, 2022 meeting as written. The motion was seconded by **Bill Mapes** and approved by the Board.

FINANCIAL REPORT:

The Financial Report ending on January 31, 2022:

Cash.....	\$678,983.40
Accounts Receivable.....	\$2,934.81
Accounts Payable.....	\$0.00
Prepaid Assessments.....	\$77,767.68
Maintenance Reserve.....	\$542,199.77
Utility Fund.....	\$-713.04
Docking Fund.....	\$-81,993.151
Roadway Easement Fund.....	\$25,441.95
Contingency/Emergency Fund.....	\$100,000.00

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

MANAGEMENT REPORT: **Barry Smith** reported that Kenrick completed the following:

STANDARD MANAGEMENT PROCESSES:

- 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
- Staff work:** Logged regularly
- Invoices:** Weekly review and approval
- Reimbursement:** Submitted requests for reimbursement
- Requests:** Responded promptly to board and owner requests

PROJECT PROGRESS: *[new entries are in bold italics]*

- Electric Meter:** Baseplate Renovation by KMC. #140-A,C,B,D was completed week of Dec. 7th; **#51-A,C,B,D scheduled for Jan. 26th - Feb. 2nd. To be Scheduled: #29; 31; 46-A,C,B,D; #48, #50, #56.**
- Clubhouse “I” Beam:** The contract based on the approved quote from Oaks Construction is being processed. ***Oaks will schedule when weather improves.***
- Simplex Entry Lock Replacement:** Board approved front and back replacement by Curtis NTE \$1600. ***Reg at Curtis is working on the roll out and scheduling with Bill Cooper and me. Per Bill Cooper on Feb. 16, Reg confirmed again that he will contact him shortly to schedule.***
- 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.

5. **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.
6. **Pool Deck:** Trip hazard. Dominic Ruisi to provide a quote for the work needed. Rochester Concrete’s to “Lift sunken concrete around the pool deck to eliminate trip hazards...grind some trip hazards. This is a preliminary estimate.” \$4,000-6,000. They will schedule further review onsite with Kim as soon as the cover is off the pool. If approved, they will be able to schedule the work quickly.
7. **Decking:** Garin Fox’s quote for P/T 2x6 is **\$4,305 per deck. 2-19-22 Bill reviewed decks and now picked these four for 2022-23 130C 23C 18D 414D.**
8. **Sewer Line Service:** Home Town awarded the sewer line replacement at 27-33, \$12,675. Home Town will provide a quote to complete the work in this entire building. AP Quoted \$15,993. The board will consider additional sewer work and plan long range scheduling. **The new quote for entire building 27-37 of \$23,675 is being contracted.**

ADMINISTRATION (from recurring Office Operations and Administrative Tasks):

- Monthly financial reports prepared, emailed; Approved invoices in accordance with HH Budget & service contracts; Prepared & distributed Board of Managers meeting packets
- Homeowner Correspondence: (2)
 - Board Meeting Notice 1.21.22
 - January Newsletter 1.26.22
- Correspondence/calls regarding or with: insurance, real estate agents, attorneys, mortgage lenders, appraisers, questions from homeowners, compliance issues, landscaping, resale documents, etc.

Superintendent’s Report: On-site staff completed the following tasks:

Routine Maintenance Tasks:

- | | |
|--|---|
| 1. Set up and broke down for board meeting monthly | 7. Check numbers at lift station |
| 2. Cleaned clubhouse, laundry, and office weekly | 8. Open clubhouse |
| 3. Cleaned around dumpsters | 9. Empty dog waste cans / clear snow from around the area |
| 4. Picked up garbage on property | 10. Clean simplexes monthly |
| 5. Change batteries in air freshener at simplex | 11. Change light bulbs around property |
| 6. Open gate | 12. Check E.M. lights on property |
| | 13. Faxed payroll |
| | 14. Faxed Superintendent’s report |

Seasonal Maintenance Tasks:

- | | |
|---|---|
| 1. Bagging leaves | 5. Snow removal / shovel sidewalks |
| 2. Put A/C covers on at simplex | 6. Help resident dig out car in winter parking |
| 3. Put snow stakes in around the property | 7. Opened and closed units for residents coming/going |
| 4. Filled salt containers | |

Other Maintenance Completed This Report Period:

- | | |
|--|---|
| 1. Ice removal on gutters | 5. Block wall cave in at 101A – called Dominic to set up repair |
| 2. Emergency maintenance call for gutter that fell halfway off building – called All County Gutter | 6. Called Flemmings to remove A/C and on-demand |
| 3. Sewer backup at 403 | 7. Covered hole on outside of building 101A so snow doesn’t blow in |
| 4. Reached out to residents to have structural cracks repaired by KMC | |

8. Installed foil board on inside of wall in crawl space to keep heat in 101A
9. Assisted Home Towne Plumbing with blockage at 403
10. In contact with Carmen Fox about work balconies
11. KMC replaced meter boards at 51 A, B, C
12. Removed floor tiles in hallway and repaired drywall from sewer back up.

OLD BUSINESS:

Bathhouse Plumbing: An estimate was received from Hometown Plumbing to replace all plumbing in the bathhouse. This item will be discussed at the next meeting as more information is gathered.

Simplex Decks: Annually, Holiday Harbour replaces 4 simplex decks. **Denny Furnal** made a motion to replace #18-D, 130C, 23C, and 414D at a cost of \$4,305 each. The motion was seconded by **Bill Mapes** who also noted that the funds were budgeted via the Long-Range Planning Committee and are in the Maintenance Reserve. The motion was approved by the Board.

Plumbing Issues: **Claire Fisher** reported that although the plumbing in 2 buildings per year is planned for replacement, the Board is looking into proactive preventative maintenance for all units. This includes descaling, installing cleanouts, and using video cameras to see if there are any blockages. The Board plans to have the costs by the next meeting.

NEW BUSINESS:

Budget: The next budget meeting for the Board will be on March 8th 2022 to set budget plans for next year's projects.

COVID Sign-In Sheet: The Board announced that the COVID sign-in sheet will be able to be removed from the clubhouse, as tracking is no longer required.

Exercise Room: **Cindy Alves** made a motion to lift the restrictions on the exercise equipment. The motion was seconded by **Carol Neel** and approved by the Board.

Committee Reports:

- *Long Range Planning Committee*: Projects have been approved and new numbers are being gathered for the LRPC meeting in the spring.

Adjournment: 7:22 PM

NEXT MEETING: March 24, 2022 @ 7pm

Board Meeting Information

Please note that the next meeting date is March 24th at 7pm.

Meetings are normally 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.

