



60 HOLIDAY HARBOUR
CANANDAIGUA, NEW YORK 14424

April 2022



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, Marilyn 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

Who is Responsible for That?

Last month, we listed repairs and maintenance that are the responsibility of the homeowner. These are the interior surfaces of the walls, ceilings, and floors of the condo; replacement of glass; and repair of doors.

What is Holiday Harbour responsible for? Here's a summary:

- Common elements, including exterior walls, roof, and roof members
- Pipes, wires, conduits, and public utility lines located in the common areas
- Painting of exterior doors
- Plumbing backups and electrical repairs located in the common areas
- Snow removal

Refer to Article VII, Section 7.01 of by-laws for more information.

Check Your Insurance Policy

Residents are required to have a HO-6 insurance. This is 'walls in' insurance that covers the interior of your condo. It also provides personal liability coverage; coverage for furniture, electronics, and other moveable goods; and usually provides for lodging costs if you're unable to stay in your condo due to a covered incident.

Check your policy to make sure you have this insurance and contact your insurance agent with any questions.

Presidents Report

At the March 24th meeting, the board voted to approve the budget for the fiscal year starting May 1. Here are three budget items that will be of interest to you: this year, last year, and next year.

This year:

After hours of work, the board arrived at a balanced budget. The HOA increase required to balance the budget is 12%. We started at an 18% increase but were able to whittle it down. Each line item was reduced to the most reasonable minimum. It was a painstaking process, made with great care and thoroughness, to keep the impacts to residents as low as possible. A large increase all at once is unfortunate. HH has had to deal with inflation, construction increases multitudes higher than inflation, and an aging HH. We also have had no or low HOA increases over the last 11 years. The impact has hit all at once.

Last year:

It looks like there will be a deficit the fiscal year ending April 30. We won't know the extent of it until June 1st or so. A special assessment will be needed to close it. We expect the loss to be about \$25,000, maybe higher, maybe lower. This impact could fall between \$100 and \$250 per unit.

Next year:

Like you, we're concerned about next year. Inflation in the month of February was almost 8%. Pre-war, the expected inflation rate was 5.1%. What does this mean for our budget next year? We don't know for sure, but it doesn't look good. Our budget this year is at rock bottom. Some accounts that we budgeted for are so low that they're likely to be exceeded. If I had to guess, my personal opinion is that next year doesn't look good for a 0% increase.

I'd like to thank the board members for their efforts in working on the budget.

It was a difficult process.

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.



Notice to Landlords

Starting on January 1, 2023, there will be a \$100 per year fee for leased units. This replaces the one-time fee charged previously. Also, please make sure to submit your lease or lease renewal to Kenrick Corporation.

ATTENTION:

If you plan to sell your unit, PLEASE remember to pass the key fob on to the new homeowner.

Changes to The Boating Rules & Regulations

As you know, we are running short on dock spaces. There are 155 units here and only 120 dock spaces, not enough for everyone. The goal of the board is to provide every resident homeowner that wants one a dock space, even if you have to sit on a wait list. The board has therefore revised dock Rules and Regulations. Here are the highlights.

1. Dock space is not guaranteed for new applicants due to space limitations. If needed a waiting list will be formed. If you have a spot now, you will be reassigned a space as long as you're current with your dues, occupy the space by July 4, and turn in your boating application promptly.
2. Elimination of the overnight guest parking spot. This space will be assigned to a resident homeowner.
3. No new tenant applications will be accepted. Tenants who were assigned a dock space in 2021 will be grandfathered in their current dock space until they are no longer residents. The space is not transferable to a new tenant.
4. There is a 20' limit on the length of the boat for new applicants. Coordinate with the dock master before making your purchase so you can be assured it will be allowed here.
5. Homeowners with amounts 30 days past due as of May 1 of each calendar year will relinquish their assigned spot permanently. When bills are paid in full, a new application must be made. The owner will be assigned a new space if available or be placed on a waiting list.
6. Jet skis must be docked in the jet ski area.
7. Only one secondary accessory boat (jet ski, paddle boat) per resident is allowed.
8. Owners of secondary accessory watercraft may be asked to remove their watercraft during the season if the space is needed for an owner resident primary boat assignment.

Lastly, make sure you, your realtor, and/or your closing attorney do not promise a dock space when one may not be available.

The updated docking and rule and regulation files are available at <https://kenrickfirst.com/holiday-harbour-condominium/> or at <http://neighborhoodlink.com/>.



Clubhouse Patio

The steel beam supporting the clubhouse patio was recently replaced. The old one was 50 years old and its condition questionable. The beam isn't visible unless you crawl underneath, so here is a photo of the new beam. Cost was \$7,900 and was paid with you HOA dues.

HOLIDAY HARBOUR BOARD OF MANAGERS MEETING March 24, 2022

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

PRE-MEETING HOMEOWNER COMMENTS:

- Unit #14, resident asked about status of their request for a sidewalk extension to their condo building.
 - **Claire Fisher** responded that the Board was waiting for the maintenance chair to return so that the chair and Board can visit the area.

POST-MEETING HOMEOWNER COMMENTS:

- Unit #57, resident inquired about mulching and suggested a truckload for residents to do it themselves to save money.
 - **Cindy Alves** responded that mulching did not make it into the budget but that the idea was a good one.
- Unit #14, offered to sell plumbing supplies from his business at-cost for Holiday Harbour's bathhouse project.
 - The Board responded that that would be discussed.

APPROVAL OF MINUTES: **Claire Fisher** made a correction to the minutes regarding the simplex decks that would be replaced – it should read: Units #18-D, #23-C #33-C and #130-C. A motion was made by **Cindy Alves** to approve the minutes from the February 24, 2022 meeting with the above correction. The motion was seconded by **Kim Gardner** and approved by the Board.

FINANCIAL REPORT:

The Financial Report ending on February 28, 2022:

| | |
|---------------------------------|--------------|
| Cash..... | \$720,729.47 |
| Accounts Receivable..... | \$23,062.87 |
| Accounts Payable..... | \$0.00 |
| Prepaid Assessments..... | \$31,125.40 |
| Maintenance Reserve..... | \$553,350.89 |
| Utility Fund..... | \$-546.37 |
| Docking Fund..... | \$14,670.08 |
| Roadway Easement Fund..... | \$25,441.95 |
| Contingency/Emergency Fund..... | \$100,000.00 |

Tabled at meeting to provide time for review. Subsequently approved by email vote of Board on March 26, 2022.

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

STANDARD MANAGEMENT PROCESSES:

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 regularly
3. **Invoices:** Weekly review and approval
4. **Reimbursement:** Submitted requests for reimbursement
5. **Requests:** Responded promptly to board and owner requests

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

1. **Electric Meter:** Baseplate Renovation by KMC. 2 completed; 2 scheduled; 4 yet to be scheduled. Completed: #140-A,C,B,D – completed; #51-A,C,B,D - completed.
Scheduled: #56/57 – RGE March 30th; #49/50 - RGE April 6th; TBD: #29/30; 31/32; 46A,C,B,D; #47/48.
2. **Simplex Entry Lock Replacement:** Board approved front and back replacement by Curtis NTE \$1600. Reg at Curtis met with Bill Cooper on Monday the 21st to schedule. ***Begin work Wed. March 23rd Simplex 18 & 23.***
3. **Draft Inducers:** ***The Portfolio Manager has inspected the remaining [14] domestic hot water tanks that were on the master reimbursement list that required a draft inducer. Two [2] out of the remaining fourteen [14] said water heaters can be removed from the reimbursement list. The master list was revised and submitted to accounting and to the board. Further revisions are pending the board review.***
4. **Pool “Scaling”:** Marc attorney sent Leisure Craft Pools a letter to seek a resolution. Jeff from Leisure called me. He will extend the warrantee for any further concerns about the contracted work. Jeff will inspect in the spring.
5. **Pool Deck:** Trip hazard. Dominic Ruisi provided quotes for the work. 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.
6. **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: 18D / 23C / 130C / 33C.
7. **Sewer Line Service:** Home Town ***has replaced at 27-37, \$23,675. The board is considering: A) Long range scheduling of the remaining sewer lateral replacement. B) Also, in consideration is televising descaling the existing lateral instead of replacement. Home Town quoted \$800-1,200 per building. C) Along w/ “B)” Adding one cleanout per building to existing laterals would cost under \$400. 9. Structural Repair (19 / 132 / 408-D) #19... 3 of 4 corners completed. It is missing about 2 feet of firewall on elevated deck side. KMC’s estimate for additional firewall repair is between \$6-8k. Awaiting approval. #132...KMC began work March 21st (Bill in 2022/23 fiscal year). #408-D...to be scheduled in 2023/24 fiscal year.***

ADMINISTRATION (from recurring Office Operations and Administrative Tasks):

1. Monthly financial reports prepared, emailed; Approved invoices in accordance with HH Budget & service contracts; Prepared & distributed Board of Managers meeting packets
2. Certificates of Compliance: #35 – 3.10.22
3. Homeowner Correspondence: (2)
 - a. February Board Meeting and Newsletter 2.23.22
 - b. Cat Litter at the Dumpster 3.4.22
4. 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
2. Cleaned clubhouse, laundry, and office weekly
3. Cleaned around dumpsters

4. Picked up garbage on property
5. Change batteries in air freshener at simplex
6. Open gate
7. Check numbers at lift station
8. Open clubhouse

9. Empty dog waste cans / clear snow from around the area
10. Clean simplexes monthly
11. Change light bulbs around property
12. Check E.M. lights on property
13. Faxed payroll
14. Faxed Superintendent's report

Seasonal Maintenance Tasks:

1. Bagging leaves
2. Put A/C covers on at simplex
3. Put snow stakes in around the property
4. Filled salt containers

5. Snow removal / shovel sidewalks
6. Help resident dig out car in winter parking
7. Opened and closed units for residents coming/going

Other Maintenance Completed This Report Period:

1. Checked 414D with KMC – uneven floors
2. Investigated noise in 138, cupola on roof vibrating from wind
3. Called Garren Fox about 4 decks being replaced
4. Coordinated with Flemings HVAC to remove A/C and on-demand hot water
5. Ruisi started repair of crawl space wall at 101A
6. Showed Home Town Plumbing pool house water line to be replaced
7. Emergency call at 113 – water leak (water never turned off- resident gone for winter)
8. Chamberlin came and cleaned pit at lift station
9. Removed and replaced floor tiles in basement hall
10. Removed birds from vent at 419A
11. Went to Lowe's for materials
12. Resecured gutter at 419 simplex A & B; reattached downspouts
13. Trimmed grasses at club house along maintenance fence

OLD BUSINESS:

Budget for Upcoming Fiscal Year: In reviewing the budget for the upcoming fiscal year, the Board found a significant deficit in the budget. In order to balance the budget, the Board reported that there would need to be a 12% increase in HOA fees, effective May 1st 2022.

The Board also reported that there would also likely be a deficit in this current fiscal year, which will require a special assessment to amend it. The special assessment will be somewhere in the vicinity of \$100-\$250 – one-time assessment, and the Board will know exact details closer to June 2022.

The Board then opened the floor to homeowners for any questions or concerns regarding the budget:

- Unit #115 inquired about the amount in the Reserves and what they're used for.
 - The Board replied that it has approximately \$450,000 in the Reserves and it is savings for the horizontal sewers in all of the buildings, the common driveway shared with Town Harbor, continuation of the canal wall replacements, several other large and small projects, as well as the inevitable, unforeseen needs.

Bill Mapes made a motion to approve the proposed budget as written. The motion was seconded by **Cindy Alves** and approved by the Board.

Rules & Regulations Updates: **Kim Gardner** made a motion to accept the proposed Rules & Regulations updates which consist of clarifications, not major changes. The motion was seconded by **Cindy Alves** and approved by the Board. They will be sent to residents once the final is processed.

Building Sewers and Descaling: The Board reported that all sewers in all buildings will need to be replaced over the course of the next several years. More information will be provided at a future meeting.

Pool Bathhouse Updates: **Kim Gardner** reported that upon looking into giving the bathhouse a facelift, several things were identified, including leaky pipes and more internal repairs than expected. She also reported that regarding the Department of Health requirements, as long as replacements are “like for like” then the project will be in compliance with DOH requirements. **Kim Gardner** also discussed the showers and whether or not they will be replaced, and that 2-3 windows will also need to be replaced.

Kim Gardner made a motion to accept Hometown Plumbing’s quote to replace piping/re-plumb the building, as well as water lines to the shower and toilet in each half of the bathhouse, and replace the vanity faucets, stock valves, plastic access cover to cover plumbing and electrical access points at a not to exceed cost of \$4,366. The Board also plans to turn in the copper piping to a metals recycler for reimbursement. The motion was seconded by **Chris Sardone** and approved by the Board.

Kim Gardner made a motion to replace 3 translucent windows in the bathhouse at a not to exceed cost of \$1800. The motion was seconded by **Cindy Alves** and approved by the Board.

Lifeguards: **Kim Gardner** reported that the head lifeguard has resigned and that the Pool Committee and Board are discussing various options, including finding a new head lifeguard or hiring a pool attendant to check chemicals and clean (an individual or a company). More information will be provided after further research is done.

NEW BUSINESS:

Pump Station: **Claire Fisher** reported that the high-water alarm has been installed.

Spring Walk-Around: The Board has scheduled the annual Spring Walk-Around for Thursday, June 16th at 2pm.

Auditor Contract: **Marv Wolk** made a motion to keep the same auditor, Bonn, Diguardo & Ray at a not to exceed cost of \$2,800. The motion was seconded by **Chris Sardone** and approved by the Board.

Committee Reports:

- *Long Range Planning Committee*:
 - **Bill Mapes** reported that the committee will meet in June.
- *Docking Committee*:
 - **Carol Neel** reported that docking assignments will be mailed in early May.
 - Anyone who is behind on any payments will not receive a docking space. This includes the last assessment that was due.
 - There are currently 3 spaces left.
 - Residents are encouraged to collect the docking assignments themselves to save on postage.

Review and Approve Variances:

- Unit #105, request to install a Sunsetter awning on back patio.

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

Important Note for Residents: The Board is reminding residents not to throw kitty litter out into the dumpsters. It must be double-bagged and tied before being thrown in the dumpster. Thank you!

Adjournment: 8:05 PM

NEXT MEETING: April 28, 2022 @ 7pm

Living at Holiday Harbour has Great Value

- Bulk purchase of natural gas saves money. The cost is included in your HOA fees, which pay between \$350 and \$550 of gas per unit per year, depending on size.
- Energy saving measures such as replacement of doors and windows has helped keep gas prices, and your HOA fees, down.
- The clubhouse has a generator and serves as an emergency gathering place should the electricity go out for an extended period of time.
- Our water system is owned by the City of Canandaigua, saving us the cost of repair and replacement.
- The recent assessment reduction not only provided a refund for many residents, but applies to all residents for the next three years.
- In comparison to the same assessed unit at Town Harbour and Yacht Club Cove, our taxes are a third of theirs. We are fortunate that the law protects how we are assessed in comparison to our neighbors.
- The value of mooring a boat here at no cost is a huge benefit. Other marinas area charging \$4000+ or the equivalent of \$333 per month, if you can even find a marina with open spaces.
- The resale value of our condos has risen rapidly and will continue to climb. Ontario County is consistently rated as one of the top counties in which to live.
- Your board has a process to identify and prioritize maintenance projects, to keep HH property values strong and the complex looking desirable.

Sewer Status

With age comes bad joints, leaking valves, and plugged arteries. It's the same with our sewers, especially the ones underneath your floors. In the last two years, we've had 11 sewer backups and had to call in a cleanup expert to remove overflows from crawl spaces and floors. Last year HH spent an unexpected \$14,000 on cleanup and repairs. The board is starting to replace building sewers with new pipes like what you see here. Cleanup, repair, and replacement are paid for with your HOA dues.

As a preventive measure, we are also looking into descaling the pipes and using a special camera to identify priority repairs. With 20 buildings needing attention, it would be helpful to know which ones make the 'must repair now' list. Given the age and the frequency of backups, the board is also considering replacing all pipes within a much shorter time frame.

Board Meeting Information

Please note that the next meeting date is April 28th at 7pm.

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.