

**Bristol Harbour Village Association**  
**January 22, 2009**  
**Board Meeting Minutes**

**Members Present:** Richard (Dick) Scott, Larry Hubler, Ellen Monagan, Richard Booth, Leo Raab, Mark Moretti and Candace Ryan

**Excused:** Sally Eldon and Stephanie Russ

**Others Present:** Jay Adams, Michelle Alvaro, Dave Hewson, Gail Hewson, Kristie Braun, Alan Bruan, Carolyn Hotchkiss, Chet Starowitz, Patt Jones, Greg Mulhern (Bristol Harbour Resorts), Paul Lamphier (Bristol Harbour Resorts), Art Smart, Bill Coleman, Dave Eldon and Mattie Bicknell.

**1. Call to Order:** Meeting was called to order at 7:08 PM

**2. Opening Remarks:**

- Richard Booth stated that he would be conducting the meeting in Sally Eldon's absence.
- Sally is unable to attend this evening, due to the fact she is recovering from extensive surgery. Dave Eldon did provide an update on Sally Eldon's recovery progress. She is currently in the 7<sup>th</sup> week of recovery. He wanted to thank everyone on behalf of Sally Eldon for all the support they have shown her.
- Richard Booth thanked Chet Starowitz and his committee on a great job they did with this month's Villager and stated that he felt it was well received by the community.
- Chet Starowitz was offered the opportunity to comment at this time. Chet Starowitz stated that he would like the Board to address if they would like to continue with the current format that the Villager is being published. Currently it is e-mailed, posted on the web site and copies are available in the main office. Financially it saves the community money; approximately \$3,000.00-\$3,500.00 per year. Chet Starowitz would also like to answer questions that have posed to him by residents and answer them in the next Villager. Some of the questions are: 1. What is happening with the Declaration? When or is there going to be a vote? Richard Booth stated that this will be addressed later on in the meeting. 2. When and how will the Environmental Committee Guidelines and the Community Center Rules and Regulations be distributed to the residents?
- Chet Starowitz all stated that it would be beneficial to have a summation of the activities being pursued by the various committees for the Villager. These could be e-mailed directly to him.
- Chet Starowitz also wanted to thank Patt Jones for contributing 2/3 of the material that was published in the Villager.
- Richard Booth commented that the Board is pursuing the water and sewer issues. Contrary to what some people may think, the Board is not sitting back and not doing anything. The Board is working on a way to make sure the water rates are equitable and this will be discussed in more detail at the next meeting. As for the sewer, one has to go back to 2005 when the allocation was passed. The resolution called for financial statements. The main reason for the financial statements was to make sure that the Developer was solvent because the Town of South Bristol does not want to take over the sewer treatment plant. The resolution called for a general accounting not a full accounting. The Board has received a copy of the general accounting and it is being discussed in more detail with the Town of South Bristol. The Board has previously met with Dan Marshall and Richard Booth has met with Councilman Herman Arndt who has been given the responsibility of tracing back all that has been done regarding the sewer even back to its inception. In order to pursue any legal action we have to prove we were misled as far as the allocation were concerned. The actual sewer treatment plant that exists now is the same size that was there before. It was not expanded. It was updated and a back up system was added. Richard Booth also stated that no decisions are being made on an individual basis. All information will gathered and assembled and presented to the Board and then will be discussed in Executive Session.

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**3. Privilege of the floor:** Privilege of the Floor will open for questions for 10 minutes. After the time allotted, the floor will close until 'New Business' at the end to the meeting. At this time, the Board will take questions that pertain to this meeting for approximately 10 minutes. There is no visitor participation during the meeting.

Bill Coleman-6 Harbour Lane: Inquired on the status and long range plans for improvement of the tennis courts. Leo Raab responded that the committee is still gathering information.

Mark Moretti-155 Cliffside Drive: In regards to Richards opening statements pertaining to the sewer treatment plant, was it an expansion or renovation of the capacity/service level? Richard Booth responded and read from Town of South Bristol report.

Mike Tomaino-133 Cliffside Drive: Inquired about the development between Cliffside Drive and Seneca Point Road. Richard Booth stated that this will be addressed later in the meeting.

**4. Approval of the December 4, 2008 Board Meeting Minutes:**

*Motion for approval of the December 4, 2008 Board Meeting Minutes by Leo Raab, seconded by Larry Hubler, motion carried.*

**5. Reports:**

Bristol Harbour Resorts/Steering Committee-By Candace Ryan:

The committee met on Monday, January 19, 2009. Mark Moretti, Sue Hostler and Stasia Callan have now joined the committee. The committee is going to meet monthly and one week prior to the Board meeting so that the committee can report on issues discussed and present direction or suggestions the committee might make to the Board. Topics discussed at the meeting were:

- There is a need for consistency of rules and regulations for all associations. Possibly the Board can suggest to each of the other associations that they review their own rules and regulations and that it would be helpful toward more consistency for the community.
- Michelle Alvaro and Bernie Caprini are working on updating the BHVA rules and regulations and hope to have a draft to the board for review at the February meeting.
- Greg Mulhern has updated the information given to renters based on issues brought up by last year's committee.
- Security is an issue that was previously identified and will remain a priority and will be discussed at the next meeting.
- Discussion followed.

*Motion for approval of the Steering Committee Report by Candace Ryan, seconded by Mark Moretti, motion carried.*

Property Manager's/Site Manager's Report-By Jay Adams and Michelle Alvaro:

The Manager's Report and Superintendent's Report were forwarded to the Board.

*Motion for approval of the Property Manager's Report by Leo Raab, seconded by Dick Scott, motion carried.*

Bristol Harbour Resorts Report-Greg Mulhern and Paul Lamphier:

Paul Lamphier thanked everyone for being invited to tonight's meeting. Paul highlighted the following topics:

- Out of the current water system there are 4 commercial units; the hotel, restaurant, golf course irrigation and the waste water facility.
- The golf course irrigation uses raw water pumped directly from the lake. It is not treated or it is not disinfected.

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- The foul smells during previous summers have been addressed. With the treatment plant process 600,000 gallons of sludge was removed during the waste water project and an aeration system was added.
- The Public Service Commission (PSC) has not yet determined what the water rates will be. The previous letter forwarded to residents regarding water rates has been changed due to the fact that the PSC is reworking the allocation of monies for metered rates and/or condominium rates. Bristol Harbour Resorts has been working on this project for over 1 year. The last rate increase was in 1987. To date the cost spent on meters was over \$60,000.00.
- Mattie Bicknell stated that the smell was awful prior to the plant upgrades and was thankful for the upgrades.
- Discussion followed.

**6. Standing Committee Reports:**

**Environmental Committee (EC) Report-By Richard (Dick) Scott:**

Dick Scott provided an overview of the following:

- At the EC meeting on January 15, 2009 there was a lot of discussion regarding the proposed development of the 63 units between Cliffside Drive and Seneca Point Road (northward from the entrance to Cliffside Drive to Harbour Lane. This will become a 4 way intersection). Many residents attended to voice their concerns regarding the project. This project will be built in 2 phases. There is still missing information that needs to be gathered. We do know that Bristol Harbour Resorts did receive approval for phase 1 of the project which was approved by the Department of Environmental Conservation (DEC) and the Town of South Bristol Planning Board. Dick Scott stated that he has spoken to the developer to be, Chris Iverson, Chrisantha Construction Company. We are still awaiting confirmation that the property has been sold. When there is confirmation that the property has been sold and the project is moving forward, this will be reviewed in earnest.
- Dick reviewed the applications that were submitted.
- The Environmental Committee Guidelines are being published and will put into binders. These will be delivered to the residents and the guidelines will be posted on the web site.
- The current approval form is being updated to reflect contingencies that are made and reflects that the resident accepts the contingencies. A record of these contingencies will be kept on file.
- The committee is working on a vision/mission statement.
- Mark Moretti stated that he feels the Board needs to take an active role in phase 2 especially as it relates to preserving green space.

*Motion for approval to entertain comments from the floor by Mark Moretti, seconded by Larry Hubler, motion carried.*

- Mattie Bicknell commented that she was a BHVA representative at the Town of South Bristol meetings when this project was presented by Bristol Harbour Resorts. It was her understanding that clear cutting of the trees had to occur to make room for the infrastructure and that there was a plan to replace the trees that had to be removed.
- Discussion followed.

*Motion for approval of the Environmental Committee Report by Dick Scott, seconded by Larry Hubler, motion carried.*

**Facilities Committee Report-By Leo Raab:**

Leo Raab provided an overview of the following:

- The Golfside Circle road project has been postponed until 2010. A topographical survey will be completed for this project.

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- The committee is currently reviewing avenues in which to maintain BHVA roads, this will be conducted in the spring.
- Recycling is a concern. Residents need to pay attention to what is being placed in the containers. If damage is caused to the disposal company's machines and it can be traced back to BHVA, we could be held liable for costs associated with repairs. The worst case scenario could be that they refuse to provide recycling services.
- Options for removal of items that cannot be disposed of in the recycling containers and the trash compactor will be explored in the future.
- The tennis court project is on the list for 2009 and Bill Coleman and Mattie Bicknell will be contacted for their input.

*Motion for approval of the Facilities Committee Report by Leo Raab, seconded by Dick Scott, motion carried.*

Recreation Committee Report-By Stephanie Russ:

Neighbor's Night will be held at the Cultural Center on Saturday, January 31, 2009.

Treasurer's Report-By Stephanie Russ and Jay Adams

Jay Adams provided overview of the BHVA November 2008 and December 2008 financials and the BHVA reserve.

Jay Adams apologized for the mix up in the coupon booklets and explained that the printing company was in error. Residents will not be charged late fees for January.

*Motion to accept the Treasurer's Report as presented by Jay Adams by Leo Raab, seconded by Ellen Monagan, motion carried.*

**7. Special Committee Reports:**

Town Board/Planning Board/Zoning Board-By Larry Hubler:

Larry provided an overview of the following:

- The Town Board Meeting was previously discussed.
- There were not any topics pertaining to BHVA at the Planning Board meeting.
- The Zoning Board meeting was cancelled for January.

*Motion for approval of the Town Board/Planning Board/Zoning Board Reports by Larry Hubler, seconded by Dick Scott, motion carried.*

Community Center Update-By Dave Eldon:

Dave Eldon provided an overview of the following:

- Rental rates will not change for 2009.
- Bob Belmont has joined the Community Center Committee.
- Rentals remain strong.
- The Community Center mortgage was refinanced and there will be a reduction of \$200.00 in the monthly mortgage payments.

*Motion for approval of the Community Center Report by Mark Moretti, seconded by Leo Raab, motion carried.*

Declaration:

A special meeting of the Board of Directors is tentatively scheduled for Thursday, February 19, 2009 at 7:00 pm to review the final version of the Declaration. How and when to present it to the residents will be determined in the future. It will be presented to the Board for approval at the February 26, 2009 Board meeting. The questions that were previously raised by Board members and Bill Kenyon have been addressed.

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*Motion for approval of the Declaration Committee Report by Richard Booth, seconded by Ellen Monagan, motion carried.*

Communication Committee-By Mark Moretti:

Mark Moretti stated that the Villager was well done and thanked Chet Starowitz for all his hard work.

Mark Moretti stated that committee reports would be beneficial to the community and it would help keep the residents more informed about issues in the community.

Mark Moretti opened dialogue regarding the use of teleconferencing for meetings. Discussion followed.

*Motion for approval for the use of teleconferencing with guidelines to be determined and use to be subject to the approval of the President by Mark Moretti, seconded by Leo Raab, motion carried.*

Mark Moretti and Dick Scott will draft guidelines regarding teleconferencing use.

*Motion for approval of the Communications Committee Report by Mark Moretti, seconded by Candace Ryan, motion carried.*

Nominating Committee and Citizen of the Year Committee-By Richard Booth:

Richard Booth stated that the committee is looking for volunteers to chair the 2 committees. They can be Board or non-Board members. If anyone has suggestions, please contact Richard Booth.

**8. Old Business:**

A review of Bristol Harbour Financial Statements: A general accounting report was received from Bristol Harbour Resorts. It was submitted to the Town of South Bristol and Bob Symon (volunteer CPA) for review. The Town of South Bristol feel that what was submitted from Bristol Harbour Resorts was sufficient according to the resolution that was approved in 2005. Discussion followed.

**9. New Business:**

Art Smart- 47 Cliffside Drive: Supported the use of teleconferencing. Art Smart feels it is important to offer an opportunity for residents to participate who are away during the winter season.

Gail Hewson-9 Spyglass Hill: Encouraged the Board to use caution when pursuing the use of teleconferencing. Historical data should be reviewed.

Gail Hewson strongly encourages the Board to work closely with the Developer of the 63 units between Cliffside Drive and Seneca Point Road.

Alan Braun-12 Harbour Lane: Commented that the costs of teleconferencing should be reviewed when exploring this option.

Alan Braun requested that the next letter that goes out to the community should include information about the new procedures for the Villager.

Dave Eldon-5832 Harbour Drive: Stated that he was in agreement with what Alan Braun and Mattie Bicknell previously stated regarding teleconferencing and the proposed 63 units between Cliffside Drive and Seneca Point Road.

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Greg Mulhern-Bristol Harbour Resorts: Stated that he felt improved communications could assist in resolving disagreements with the Developer.

He stated that Bristol Harbour Resorts changed the plans that were first proposed for the 63 units between Seneca Point Road and Cliffside Drive to make them more resident friendly.

Candace Ryan-5581 Lochcrest Circle: Voiced her concerns for those residents who do not have e-mail access or cannot obtain copies of the Villager from the office. Discussion followed.

Michelle Alvaro-Site Manager: Clarified a previous statement regarding the proposed phase 2 of the 63 unit development.

Paul Lamphier-Bristol Harbour Resorts: Stated that New York State has given approval for the water system for the entire 63 unit project and it was issued on December 9, 2005.

**10. Motion to Adjourn:**

*Motion for approval to adjourn the meeting by Mark Moretti, seconded by Candace Ryan, motion carried.*

Meeting was adjourned at 9:01 pm.

**11. Next Meeting Minutes:** The next Board of Directors meeting will be held on February 26, 2009

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Minutes Approved February 26, 2009

Michelle Alvaro; Recording Secretary-BHVA Board of Directors