

Bristol Harbour Village Association
September 24, 2009
Board Meeting Minutes

Members Present: Sally Eldon, Richard Booth, James (Jim) McCarthy, Ellen Monagan, Mark Moretti, and Larry Hubler

Excused: Richard (Dick) Scott, Candace Ryan and Leo Raab

Others Present: Jay Adams, Michelle Alvaro, Paul Lamphier, Bernie Caprini, Polly McCarthy, Patt Jones, Barb Fouquet, Fritz Fouquet, Ralph Endres, Carol Endres, Gary Killeen, Maureen Killeen, Toni Warren, Julie Held, Marcia Couch, Baird Couch, Marilyn Noffsinger, Tim Noffsinger, Len Ceglie, Ellyn Ceglie, Alan Braun, Kristie Braun, Kim Chrysler, Sandra Page, Joe Charlton, Mattie Bicknell, Fred Sarkis, Rosalie Clarke, Phil Clarke, Kathy Scott, Sandy Temkin, and Bob Temkin

1. Call to Order: Meeting was called to order at 6:58 PM.

2. Opening Remarks:

- Sally Eldon stated that Dick Scott, Candace Ryan and Leo Raab are excused from tonight's meeting.
- Sally Eldon wished Chet Starowitz a speedy recovery. Chet was injured earlier this month.
- Sally Eldon stated that there would not be a vote on Pickle Ball or tennis this evening. There is a meeting scheduled for October 2, 2009 with representatives for tennis and Pickle Ball.

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.

Kim Chrysler-14 Golfside Circle: Stated that there is a noise issue related with Pickle Ball. It is a loud game and does affect her quality of life. Kim questioned what the impact is on the neighbor's around the tennis courts when Pickle Ball is being played. She urged the Board and other residents to come and listen when Pickle Ball is being played. Kim stated she had contacted the Director of Recreation for the Villages in Florida to ascertain information. She was informed that Pickle Ball does not impact the residents and that the courts are not located near the homes. She has also done a review of other communities who have Pickle Ball and this was handed out to a Board member.

Sandy Page-13 Golfside Circle: Stated that there is a noise issue related with Pickle Ball and it should be addressed.

Mattie Bicknell-4 Spyglass Hill: Suggested identifying an alternative location on BHVA common area that could be used for Pickle Ball and keep the tennis courts for tennis. Mattie then read a letter she submitted to the Board. Mattie also stated that two tournaments were cancelled due to the fact that two of the tennis courts were under construction.

Len Ceglie-15 Andrews Way: Stated in reference to Kim Chrysler's comment that there were two types of recreation centers in the Villages in Florida; regional and neighborhood. Some Pickle Ball courts are located in one of the recreation centers.

Fritz Fouquet-56 Cliffside Drive: A survey was conducted on tennis court usage. Approximately 3% of the total population utilizes the tennis courts. As a reminder the courts are paid by 100 % of the residents. The tennis courts are used approximately 5 ½ hours by the tennis groups. There is a percentage of time (97 %) that the tennis courts are not utilized. Fritz is in support of a Pickle Ball court and costs to build a court specifically for this sport were discussed. There are 42 supporters of Pickle Ball at this time. For this amenity it would cost each resident approximately \$2.30 (\$1,500.00 to convert 1 court). To build a court specifically for Pickle Ball could cost approximately \$30,000.00. But by utilizing an existing court, the costs become minimal. Fritz also stated that Bill Coleman was supportive of both sports.

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Julie Held-25 Cliffside Drive: Plays with the Tuesday Ladies tennis group. There are approximately 16 people who play. There are enough players to fill all 4 courts at times. Lack of usage of tennis courts has always been an ongoing issue in the village for years. Julie stated that most tennis players prefer to play in the morning. Taking one court away could impact the tennis players.

Barb Fouquet-56 Cliffside Drive: Stated that tennis court usage is being monitored. A petition from the tennis players was submitted during a time when the community was down to 2 tennis courts due to the tennis court resurfacing project. The sharing of facilities should be considered especially when one tennis court is not always utilized. The tennis courts are for all residents. Barb also stated that the tennis tournaments are not just for residents. Many guests attend these tournaments who are not residents and guests should not be given precedence over residents.

Ralph Endres-5590 Lochcrest Circle: Commented that if there is a concern about the time that tennis is played, the groups might consider scheduling a second day to play.

Joe Charlton-5560 Vardon Drive: We are a community and by that very nature of being a community we have to accommodate everyone. We have an expensive asset that is under utilized. We are always looking at ways to add amenities and to improve the quality of life and in effect improve the values of living in Bristol Harbour. We could go from 4 sports courts to 5 sports courts with very little expenditure and introduce a sport and social activity that is becoming popular with people of all ages. It is a great sport with people at all skill levels. It offers an opportunity for the community at a modest cost. If it does not work, the courts can be turned back into a tennis court. Finally it is something that could potentially add value to the homes in Bristol Harbour.

Marilyn Noffsinger-5574 Lakewood Trail: Stated that she plays both tennis and Pickle Ball. Pickle Ball is a sport that can be enjoyed by anyone at any skill level. There will always be issues with noise (tennis, dogs, barking, etc.) when you move into any community, it almost a given. Pickle Ball offers avenues in which to increase fitness and to meet other residents socially.

4. Approval of the August 27, 2009 Board Meeting Minutes:

Motion for approval of the August 27, 2009 Board Meeting Minutes by Ellen Monagan, seconded by Richard Booth, motion carried.

5. Reports:

Bristol Harbour Resorts/Steering Committee-By Candace Ryan:

Sally Eldon provided an overview of the following:

- The parking deck over the marina bathrooms has been resurfaced.

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

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

Bristol Harbour Resorts-By Paul Lamphier:

Paul Lamphier provided an overview of the following:

- Encourages residents to go to the Public Service Commission web site and review the tariff in regards to fire hydrants. This stipulates all the regulations the water department has to abide by. Fire protection is not provided under these regulations. Bristol Harbour Resorts is not responsible for providing fire protection. The main purpose of the hydrants is to flush main water lines. The hydrants can be utilized in case of a fire. Paul works closely with the Naples and Cheshire Fire Departments. If a fire hydrant is not functioning, there is

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another one within 1,000 feet that can be utilized. Hydrants are tested on a regular basis. Copies of the New York State requirements were given to Michelle Alvaro. Discussion followed.

6. Standing Committee Reports:

Environmental Committee (EC) Report-By Dick Scott:

Sally Eldon provided an overview of the following in Dick Scott's absence:

- 4 EC applications were reviewed.
- The estate sale for the Siebert residence has been cancelled. The EC recommends that individual homeowner associations update their rules and regulations to require that estate sales need to be approved by the homeowner association before submission to the EC. New rules and regulations could include traffic monitoring, policing concerns, time limits, vehicle size constraints, etc. which are not required by the EC guidelines.

Motion for approval of the Environmental Committee Report by Richard Booth, seconded by Mark Moretti, motion carried.

Facilities Committee Report-By Leo Raab:

There is not a report at this time.

Recreation Committee Report-Patt Jones:

Patt Jones provided an overview of the following:

- The garage sale held at the South Bristol Cultural Center was a success. Patt thanked the individuals who assisted her with the garage sale.
- Patt is considering working on putting together a Villager during Chet Starowitz's absence. She will be discussing this with Chet in the near future.
- The South Bristol Cultural Center is closing. They are trying to merge with All Things Art located in Canandaigua.
- The September Neighbor's Night will be held at John and Gloria Baker's home-12 Spyglass Hill.

Motion for approval of the Recreation Committee Report by Larry Hubler, seconded by Ellen Monagan, motion carried.

Treasurer's Report-By Jim McCarthy

- Jim McCarthy provided overview of the BHVA August 2009 financials and the BHVA reserve.
- Jim still has some questions regarding the budget/balance sheet and is working with the Kenrick office to obtain answers.
- Jim commented that a good job was done with developing the current budget. At this time there is not a reserve or cash available. Discussion followed.

Motion to accept the Treasurer's Report as presented by Jim McCarthy, seconded by Ellen Monagan, motion carried.

7. Special Committee Reports:

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

There were not any items pertaining to BHVA at the September 14, 2009 Town Board Meeting, the September 16, 2009 Planning Board meeting or the September 23, 2009 Zoning Board meeting.

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Motion for approval of the Town Board/Planning Board/Zoning Board Reports by Larry Hubler, seconded by Mark Moretti, motion carried.

Community Center Committee-By Dave Eldon:

- The Community Center received a new exercise bike. The resident who donated the exercise bike wishes to remain anonymous.
- The committee is working on establishing a reserve fund.
- Some projects remain on hold (i.e. back patio, generator, etc.), but will be reviewed in the future.
- The committee is working to integrate the Community Center funds with the BHVA budget. This process is ongoing.

Motion for approval of the Community Center Report by Richard Booth, seconded by Mark Moretti, motion carried.

Communication Committee-By Mark Moretti:

Mark Moretti stated an ad-hoc committee should be developed to review alternative locations for a Pickle Ball court.

Motion for approval of the Communication Committee Report by Mark Moretti, seconded by Ellen Monagan, motion carried.

8. Old Business:

Sally Eldon-Read an e-mail from Condominium 3 Board of Directors that was forwarded to Condominium 3 residents in regards to the voting on the revised Declaration at the Annual Meeting. Discussion followed.

Motion to make the PDF version of the revised Declaration available on the web site by Mark Moretti, seconded by Jim McCarthy, motion carried.

Fred Sarkis-28 Cliffside Drive: Commented that there was ample opportunity for residents to express their concerns and/or questions regarding the Declaration. A great deal of time and effort has gone into revising this document. He is in agreement with the revisions and has asked his supporters to vote in favor of the Declaration.

Michelle Alvaro- Requested that the Board review the proposed revisions to the Candidate Form currently being utilized by the Nominating Committee. Many items are out of date and do not pertain to the association.

Motion to accept the revised Candidate Form by Richard Booth, seconded by Ellen Monagan, motion carried.

Motion to accept the revised Candidate Form as amended to keep the finance committee by Mark Moretti, seconded by Richard Booth, motion carried.

9. New Business:

Jay Adams- Announced that the draft of the 2010 budget will be available for the next BHVA Board Meeting. Discussion followed. Alan Braun requested that a draft of the annual budget be made available at the annual meeting.

Dave Eldon-5832 Harbour Drive: Thanked the Board for all their hard work and stated that they have done a good job in inspiring residents which can be documented in the high number of residents who are attending the meetings. Dave thanked the outgoing Board members and stated that Sally has attended 59 out of the 60 Board meetings since she was elected to the BHVA Board.

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Fritz Fouquet-56 Cliffside Drive: Questioned the procedure regarding the selection of candidates for open positions on the BHVA Board.

Barb Fouquet-56 Cliffside Drive: Questioned who would be voting on the Pickle Ball issue.

Paul Lamphier-Bristol Harbour Resorts: Stated that home irrigation systems are regulated by the New York State Department of Health. Michelle Alvaro has been given a copy of the regulations.

Mark Moretti-155 Cliffside Drive: Inquired if there were options to reduce the noise in regards to Pickle Ball (vegetation, padding, etc.).

10. Motion to Adjourn

Meeting adjourned at 8:37 pm.

11. Next Meeting: BHVA Annual Meeting-October 3, 2009 at the Bristol Harbour Lodge

Minutes Approved: November 6, 2009-Michelle Alvaro; Recording Secretary-BHVA Board of Directors