

Bristol Harbour Village Association
March 26, 2009
Board Meeting Minutes

Members Present: Sally Eldon, Ellen Monagan, Richard Booth, Mark Moretti (via teleconferencing) and Richard (Dick) Scott

Excused: Stephanie Russ, Leo Raab, Larry Hubler and Candace Ryan

Others Present: Jay Adams, Michelle Alvaro, Dave Hewson, Gail Hewson, John Constance, Art Smart, Dave Eldon, and Kathy Scott

1. Call to Order: Meeting was called to order at 7:07 PM. There was a quorum of the Board of Directors with Mark Moretti present via teleconferencing

2. Opening Remarks:

- Sally Eldon Thanked Mike Tomaino for a thorough job he did with working with the Public Service Commission (PSC). Sally Eldon provided a summary of the PSC outcomes as provided by Mike Tomaino. The Board will provide a summary to the community. Copies of the PSC report and Mike Tomaino's report are available in the office for review.
- Sally thanked Chris Iversen for a great job he did with the villa presentation at the March 21, 2009 community meeting.
- Sally Eldon stated she received correspondence from Mike Waters complimenting the new format of the Villager.

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.

Art Smart-47 Cliffside Drive: Stated that it is appropriate to note other individuals who had played a role in the PSC outcome and that it was a combined effort of a few residents.

Dave Eldon-5832 Harbour Drive: Stated that Dick Johnson had commented to him that Mike Tomaino had done a great job with the PSC.

4. Approval of the February 26, 2009 Board Meeting Minutes:

Motion for approval of the February 26, 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 read the following report in Candace Ryan's absence:

- Candace Ryan subsequently met with Greg Mulhern to discuss the change in the Steering Committee format. Candace informed Greg of what was learned about the fencing issue. Next Topic: Greg proposed that the Resorts would like to construct a new and improved bathroom facility on Resort property on the beach, and would like to have this project be a conjoint endeavor. Following appropriate procedure, Greg will complete and submit an application to the Environmental Committee for review. In the meanwhile, Candace will alert the Environmental Committee that an application is forthcoming. Greg will proceed as quickly as possible and would hope for a timely response from the Environmental Committee and the Board, if there is to be agreement for such a project. It is speculated that if approvals are given, a new bathroom facility could be in place before the summer season commences.

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- The formal Steering Committee will not meet formally during the summer months, but Candace will continue to meet with Greg Mulhern.

Motion for approval of the Steering Committee Report by Dick Scott, seconded by Ellen Monagan, 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.

Bristol Harbour Resorts Report-Greg Mulhern:

No report at this time. Greg Mulhern sends his regrets that he cannot be present at tonight's meeting.

6. Standing Committee Reports:

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

- The committee did not meet the month of March due to the lack of EC application submissions. Previous applications from February were reviewed.
- The meeting held on March 21, 2009 was attended by approximately 60-70 residents.
- A table will be placed in the Community Center that will have the documents for the proposed villas for residents to review.
- A set of questions and answers from the March 21, 2009 was presented to the Board summarizing the details of the project. The questions and answers will be posted on the web site, placed in the Villager and will be e-mailed to the residents.
- Dick Scott thanked Dale Stoker for attending the meeting and for providing background information and history on the project.
- The offering plan has not yet been completed. When it is, it will be presented to the Board for review.
- The proposed construction of new beach bathrooms would replace the current marina bathrooms. The marina bathrooms would be closed. Dick Scott has prepared maps and sketches of the floor plan. Discussion followed.
- Richard Booth complemented Dick Scott on running a good meeting on March 21, 2009. Chris Iversen is still conducting research to determine if he is going to undergo the project.

Motion for approval of the Environmental Committee Report by Ellen Monagan, seconded by Dick Scott, motion carried.

Facilities Committee Report-By Leo Raab:

Jay Adams stated that Pittsford Sealing will not prepare a bid on the tennis court repair until they can determine the cost of asphalt. The asphalt plants are not slated to open until mid April. Jay Adams is hopeful that bids will be available for the May Board meeting.

Recreation Committee Report-By Stephanie Russ:

- Candace and Bill Ryan will host the March Neighbor's Night.
- Line Dancing has been moved from the Community Center to the Bristol Cultural Center.

Treasurer's Report-By Stephanie Russ and Jay Adams

- Jay Adams provided overview of the BHVA February 2009 financials and the BHVA reserve.
- Jay Adams recommended making a payment toward the line of credit.

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Motion to give permission to Kenrick Corporation to put \$70,000.00 towards the BHVA line of credit by Jay Adams by Mark Moretti, seconded by Dick Scott, motion carried.

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

7. Special Committee Reports:

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

There was a brief discussion regarding the use of fireworks by Bristol Harbour Resorts. The Town of South Bristol has allowed South Bristol Resorts to use fireworks. Permits are being obtained prior to use. Any complaints from residents should be directed to the Town of South Bristol.

Community Center Update-By Dave Eldon:

Dave Eldon provided an overview of the following:

- Dave Eldon stated that Dick Scott ran a good meeting on March 21, 2009.
- Some recommendations were made regarding the room set-up for future meetings.
- Approximately \$3,500.00 is received each month from the \$12.00 Community Center special assessment.
- Community Center privileges have been revoked for one resident.
- On a trial basis, during the summer months the Community Center will be accessible to residents on weekends from 9:00 am to 5:00 pm.
- Michelle Alvaro thanked Dave Eldon for providing troubleshooting on issues that have been occurred regarding the Community Center.

Motion for approval of the Community Center Report by Dick Scott, seconded by Ellen Monagan, motion carried.

Declaration:

- The Board reviewed the Declaration at an Executive Session prior to the regularly scheduled Board meeting.
- The following 2 paragraphs will be removed:
 1. So long as any Developer holds title to any portion of the property covered by this Declaration, the written consent of the Developer will be required for any amendment which adversely affects a substantial interest or right of the Developer, which consent must not be reasonably withheld.
 2. No amendment shall be adopted that overrides or nullifies approvals or directions that have been promulgated by N.Y State Department of Environmental Conservation, PSC or Department of Health.
- Richard Booth stated that in the interest of moving forward with the Declaration and having expressed his objections, he stated that he would vote with the rest of the Board with reservations in favor of the revisions. Discussion followed.
- A marked up copy of the Declaration highlighting the revisions along with a summary (cheat sheet) explaining the revisions will be forwarded to the residents. An information meeting with the residents (allowing them an opportunity to ask questions) will be scheduled after Memorial Day. If another meeting is required this will be discussed in the future.

Motion to remove the two sections as originally submitted to be included in the Declaration by Richard Booth, seconded by Dick Scott, motion carried.

Motion for acceptance of the Declaration with changes by Dick Scott, seconded by Richard Booth, motion carried.

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Communication Committee-By Mark Moretti:

Mark Moretti did not have a report at this time, but stated that he thought the teleconferencing system was working well.

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

Richard Booth stated that the Nominating Committee has received notice (verbally) from 2 residents who would like to chair the committee. The residents interested in chairing the committee are Bernice Caprini and Rich Russ.

Discussion followed.

Motion for approval to appoint Bernice Caprini as the Nominating Committee Chairperson with Bernice Caprini's option of appointing Rich Russ as a member of the Nominating Committee by Richard Booth, seconded by Mark Moretti, motion carried.

8. Old Business:

The Public Service Commission Report is available in the office for residents to review.

9. New Business:

Gail Hewson-9 Spyglass Hill: Inquired about the ad in the Daily Messenger for an Administrative Assistant. Jay Adams responded that Kim Chrysler has resigned as Administrative Assistant and that the office is currently seeking a replacement. Gail Hewson also stated that she felt that BHVA should not entertain and joint effort costs with Bristol Harbour Resorts in regards to the Bathrooms. She also stated that the DEC should be involved.

John Constance-5 Spyglass Hill: Inquired how many new residents would there be in regards to the new development. John Constance also stated that he had previously informed Greg Mulhern about a burst pipe in the marina bathrooms and also stated that the bathrooms had not been properly winterized and felt that it was not winterized on purpose. John Constance also inquired when the elevator would be operational. Michelle Alvaro responded that the elevator will be operational on April 1, 2009.

Art Smart-47 Cliffside Drive: Stated that the bathrooms are needed for boat slip renters but that BHVA should not pick up the tab for the cost of the bathrooms.

Kathy Scott-50 Cliffside Drive: Believes the cost to house 2 canoes is excessive.

Dave Eldon-5832 Harbour Drive: Stated that he rents 2 boat slips at the marina. And does not feel he is being gouged for the costs to rent these boat slips.

10. Motion to Adjourn

Meeting was adjourned at 8:20 pm.

11. Next Meeting Minutes: The next Board of Directors meeting will be held on April 23, 2009

Minutes Approved April 23, 2009

Michelle Alvaro; Recording Secretary-BHVA Board of Directors