

Bristol Harbour Village Association
February 26, 2009
Board Meeting Minutes

Members Present: Sally Eldon, Larry Hubler, Ellen Monagan, Richard Booth, Mark Moretti and Candace Ryan

Excused: Stephanie Russ, Leo Raab and Richard (Dick) Scott

Others Present: Jay Adams, Michelle Alvaro, Dave Hewson, Gail Hewson, Kristie Braun, Art Smart, Dave Eldon, Bill Ryan and Mattie Bicknell.

1. Call to Order: Meeting was called to order at 7:03 PM

2. Opening Remarks:

- Sally Eldon read a letter regarding a meeting that will be held on Saturday, March 21, 2009 to discuss the proposed development between Seneca Point Road and Cliffside Drive. The Developer, Chris Iversen from Chrisantha Construction will be attending this meeting. The letter will be mailed, e-mailed, and will be posted on the web site and on BHVA Bulletin Boards.

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.

Mattie Bicknell-4 Spyglass Hill: Read the following letter to be included in the minutes.

To: BHVA Board
Date: February 26, 2009

From: Mattie Bicknell, 4 Spyglass Hill

Re: Repair of tennis courts

For the Record:

Bill Coleman is out of town and asked me to attend tonight's meeting in his place. He has submitted a proposed schedule for this year's tennis season. In it he notes with sincere disappointment:

"The BHV Century Tournament, held here for the past 27 years, will be played at an alternate site on July 11 as Courts 3 & 4 are sub-standard for adult play."

The tennis courts are part of the common areas at Bristol Harbour and need to be adequately maintained and repaired when necessary to prevent disrepair, maintain property values and our quality of life here. During the summer months these courts are very busy with play in the mornings and with lessons for the children in the afternoons. They are a real asset to Bristol Harbour.

For two years at the annual meeting, residents have spoken of the need for repair of the tennis courts. And Bill and I have brought the topic to your attention at the last two BHVA Board meetings. To date no action has been taken.

I implore you to preserve what we have and attend to this needed repair without delay and get it done before the courts deteriorate any further.

Michelle Alvaro stated that Ruston Paving has provided a bid on repairs of the tennis court. Jay Adams stated that he is currently working on obtaining a bid from Flex Court Athletics.

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Gail Hewson-9 Spyglass Hill: Expressed her concern that advertising has not been started in regards to hiring a Recreation Center Attendant and feels that this should be actively pursued. The monies for this position was approved at the 2008 Annual Meeting

4. Approval of the January 22, 2009 Board Meeting Minutes:

Motion for approval of the January 22, 2009 Board Meeting Minutes by Ellen Monagan, seconded by Candace Ryan, motion carried.

5. Reports:

Bristol Harbour Resorts/Steering Committee-By Candace Ryan:

The committee met on Monday, February 16, 2009. Randie Murdock has joined the committee. Topics discussed at the meeting were:

- The committee recommends to the BHVA Board that they reach out to the other associations to amend their rules and regulations to make them consistent with the revised BHVA Rules and Regulations. Greg Mulhern, Bristol Harbour Resorts, is currently updating the Bristol Harbour Resorts Rules and Regulations for their hotel guests and renters.
- The committee has identified the three most important safety and security issues and they are:
 1. Need for fencing around the condominiums
 2. Identification for residents and guests.
 3. Prevention of trespassing on beach property.
- The next meeting is scheduled for March 16, 2009. Greg Mulhern is going to present the security process that is in place and utilized by Bristol Harbour Resorts.

Motion for approval of the Steering Committee Report by Candace Ryan, seconded by Richard Booth, 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.

- Michelle Alvaro presented what is currently being done with signage in the community. Arrows have been added below street signs to better identify the streets. New signage has been ordered for Medalist Lane. There will not be any work conducted on the directional boards on Seneca Point Road until information is provided regarding the proposed development between Seneca Point Road and Cliffside Drive.
- The revised Rules and Regulations were presented to the Board for approval. One minor change was added, page #5, section on firearms and fireworks, the word discharge was added to the sentence. It will now read: Discharge of firearms or other weapons, or use of fireworks of all types and kinds in/and or upon BHV property is strictly prohibited and shall be enforced as hereinafter referenced and shall also be enforced in accordance with NYS law.

Motion for approval of the Rules and Regulations as amended by Richard Booth, seconded by Candace Ryan, motion carried.

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 report was handed out to the Board for review.
- Outstanding issues are being followed up on.
- The revised Environmental Committee Guidelines have been posted on the web site.

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

Facilities Committee Report-By Leo Raab:

The tennis court repair was previously discussed.

Recreation Committee Report-By Stephanie Russ:

- The committee needs volunteers.
- Arts and Crafts are still being held on Tuesday mornings in the Titus Room.
- The March Neighbor's Night will be held at Bill and Candace Ryan's home at 5581 Lochcrest Circle.
- Hosts are needed for September and November Neighbor's Night.
- Bill Coleman would like for the Board to approve Will Sacco as the instructor for this year's tennis program. Sally Eldon read the following letter from Bill Coleman.

SUGGESTED SUMMER TENNIS DATES-BILL COLEMAN

- Kids Helping Kids tournament-July 31-August 2-to benefit Camp Good Days and Special Times
- BHV Junior-Senior Tournament-Saturday, August 9-8:30 to noon
- Junior Tennis Lessons-June 22-August 6-3 afternoons per week.

Instructor-Will Sacco-Grandson of Muriel and Bill Coleman; Captain of SUNY Oneonta Men's Team; Recipient of 2007 Roger Meadway Award as Outstanding Role Model for Finger Lakes High School Tennis; Possesses outstanding tennis teaching and personal skills. Last summer 10 resident children and 15 grandchildren took lessons. Three Stout grandchildren (Florida) and John Devito (Minnesota and Andrews Way) take lessons all summer long. Lessons are affordable as there hasn't been a rate increase in ten years.

Special Note:

1. The BHV Century Tournament, held here for the past 27 years, will be played at an alternate site on July 11 as courts 3 and 4 are sub-standard for adult play.
2. The above activities are self-sustaining at no cost to BHV.

Respectfully Submitted,

Bill Coleman

Bill Coleman

February 23, 2009

- Richard Booth stated Bill Coleman was recently recognized by the Victor School District where he recently retired from coaching. Many attended the event. BHVA has a lot to be proud of in Bill Coleman and BHVA has a lot to thank him for what he has done for the community and what he is still doing for Bristol Harbour.

Motion to accept Bill Coleman's letter including the request for Will Sacco to be the tennis instructor this summer by Richard Booth, seconded by Candace Ryan, motion carried.

Treasurer's Report-By Stephanie Russ and Jay Adams

Jay Adams provided overview of the BHVA January 2009 financials and the BHVA reserve.

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

7. Special Committee Reports:

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

Larry provided an overview of the following:

- In regards to the water/sewer issues, letters were read to the Town Board from Sally Eldon and Richard Booth. Herman Arndt, Town of South Bristol member did a power point analysis on this topic.
- Richard Booth stated that Herman Arndt was appointed by Dan Marshall to conduct an in-depth analysis on this topic. This was in follow up to many letters that were forwarded to residents that stated residents have been overcharged. No misrepresentations of anything that has been done with the water and sewer have been found at this time.
- Discussion followed and centered on Board procedures in making informed decisions and the use of certain formats when working together as a Board.
- A complaint has been made to the Town regarding the use of fireworks for Bristol Harbour Resorts events from a resident on Monk's Road.
- At the Planning Board the steep slope regulations are still being defined.
- There were no residents in attendance at the Zoning Board meeting, therefore, an organizational meeting was held instead.

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

Community Center Update-By Dave Eldon:

Dave Eldon provided an overview of the following:

- A meeting was held on February 25, 2009.
- Residents will be allotted one free hour for set-up as part of the contract.
- The committee is reviewing possible sources of revenue such as, plaques, etc.
- There were 2 service calls made for the fitness center. The committee is looking into a preventative maintenance contract.
- Bill Ryan and Jim McCarthy have done an excellent job in balancing the check book.
- Rich Russ installed a utility cart and is laying the foundation for surround sound.
- The cleaning company terminated their contract. A resident has been hired to clean the facility.
- Bill Ryan made a recommendation on behalf of the committee requesting that the winter hours stay the same as they currently are and that for the other three seasons that the facility be open Monday through Friday 8:00 am to 4:30 pm (business hours) and that on Saturday and Sunday the facility be open 8:00 am to 5:00 pm. Discussion followed.
- Discussion centered on having the Recreation Center Attendant position posted in the Villager and be given to Bristol Harbour Resorts. Dave Eldon and Bill Ryan have volunteered to assist with this process.

Motion for approval of the Community Center Report, to expand the hours on a trial basis with Bill Ryan coordinating the checking of the facility on a regular basis by Richard Booth, seconded by Mark Moretti, motion carried.

Declaration:

A special meeting of the Board of Directors was held on Thursday, February 19, 2009 at 5:30 pm to review the Declaration. The changes that were referenced in the meeting (including those submitted in writing) were included in the revision handed out to the Board this evening. Jay provided a brief overview of the changes. Due to clarification of one item, the acceptance of the Declaration was tabled until the March Board meeting.

Communication Committee-By Mark Moretti:

Mark Moretti recommended to the Board that the Villager continue to be distributed via e-mail with copies available in the office, and that for a subscription fee of \$10.00 (paid in advance) residents could receive a copy via the US postal service.

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

Motion for approval for the use of teleconferencing on a trial basis and with the following guidelines: 1. A Board member may request a telephone call in to attend a Board meeting, which the Board member will be responsible for initiating, if other business or personal commitments or conflicts make attendance at a meeting not achievable with maximum advance notice. 2. The Board member will only make such a request in good faith recognizing that it is much more preferable to have personal attendance if possible. 3. No more than four such requests may be made in a calendar year, this includes special Board meetings. 4. Unless otherwise authorized by the President, any long distance phone fees will be the responsibility of the Board member seeking to call in, by Mark Moretti, seconded by Ellen Monagan, motion carried.

Motion for approval to adopt a subscription fee for the Villager, continue to distribute via e-mail and have copies available at the office 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 Nominating Committee is looking for a volunteer to chair the committee. D.J. Hubler has volunteered to chair the Citizen of the Year Committee. Recommendations for Citizen of the Year will be requested in the next Villager.

Motion for approval of the Citizen of the Year and Nominating Committee Reports by Richard Booth, seconded by Mark Moretti, motion carried.

8. Old Business:

A review of Bristol Harbour Financial Statements: The Board discussed the hiring of Mike Tomaino to represent BHVA in Albany in regards to issues concerning the water rates being charged to BHVA by South Bristol Harbour Resorts Water Company.

Motion to appropriate an expenditure of \$5,000.00 for Mike Tomaino to advocate on behalf of BHVA to the Public Service Commission by Mark Moretti, seconded by Candace Ryan, motion carried.

9. New Business:

Dave Eldon-Harbour Drive: Stated that he felt the Board acted in a professional regarding the water and sewer issues. The Board members acted appropriately and defended the integrity of the Board.

10. Motion to Adjourn

Meeting was adjourned at 9:21 pm.

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

Minutes Approved March 26, 2009
Michelle Alvaro; Recording Secretary-BHVA Board of Directors