

**Bristol Harbour Village Association**  
**January 23, 2007**  
**Board Meeting Minutes**

**Members Present:** Robert Belmont, Sally Eldon, Shelly Gerstner, Lou Thomas, Leo Raab, Bernie Caprini, Larry Hubler and Melanie Eisenberg

**Necessarily Absent:** Richard Booth and Bernie Caprini

**Others Present:** Jay Adams, Michelle Alvaro, Gail Hewson, Cassandra Summers, Carolyn Hotchkiss, Bill Coleman and Sandy Whyte

**Call to Order:** Meeting was called to order at 7:00 PM

**Opening Remarks:**

Bob Belmont welcomed everyone to tonight's meeting

Bob Belmont thanked Melanie and Bob Eisenberg for hosting Neighbor's Night.

**Privilege of the floor:**

The Board was not addressed.

**Approval of the December 16, 2006 Board Meeting Minutes:**

*Motion to approve December 16, 2006 Board Meeting Minutes with the Gail and David Hewson letter and list of motions as attachments by Lou Thomas seconded by Larry Hubler, motion carried*

**Reports:**

**South Bristol Resorts:**

Dale Stoker was necessarily absent. Sally Eldon provided an update on the following:

- Sally Eldon and Larry Hubler did meet with Dale Stoker on January 12, 2007.
- Dale Stoker will be attending the February 8<sup>th</sup> Environmental Committee meeting.
- Dale Stoker will provide a bid on the tennis court walkway which needs replacing.
- Garbage options were discussed. Dale did receive information provided by Appleton Disposal on refuse options.
- There is nothing new to report on the Seneca point Road development.

**Property Managers Report: By Jay Adams (see attached)**

- Jay Adams has followed up on the concern regarding late fees. Michelle Alvaro has developed a spread sheet and has been provided to Jay Adams. Jay Adams will meet with Dick Aikens regarding late fees. Jay Adams will follow-up with the Board. BHVA will be reimbursed for all late fees incurred.

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**Standing Committee Reports:**

Environmental Committee Report: By Gail Hewson

- Gail Hewson provided the Environmental Committee report in Bernie Caprini's absence and provided an overview of the applications reviewed.

*Motion to approve the Environmental Committee Report by Melanie Eisenberg seconded by Leo Raab, motion carried.*

Facilities Committee Report: By Leo Raab (see attached)

- Leo Raab provided an overview of the report he submitted to the Board.
- The primary focus has been on refuse options which are currently being reviewed. Leo Raab provided an overview of those options. Leo Raab is working on cost vs. benefit analyses at this time.
- Leo Raab recommended that a memo go to Dale Stoker regarding the need include 3 phase power in the site plans.
- Regarding the demolition of the Caprini Center, there will need to be electric to recycling center. This will be discussed at the Community Center Committee meeting at the January 30<sup>th</sup> meeting. Leo Raab was invited to attend the meeting.
- Leo Raab provided an update on the construction of the new road, Medalist Lane. Leo Raab has reviewed the plans with Dale Stoker and drainage issues will be addressed. The plans look well thought out. The binder on the road will be installed by May 2007. The road will be inspected before BHVA takes ownership.
- Leo Raab will be looking into the latest techniques used to improve road drainage and road re-construction to be sure we do the right thing when the time comes to repair/replace our village roads,

*Motion to approve the Facilities Committee Report by Leo Raab seconded by Larry Hubler, motion carried.*

Recreation Committee Report: By Shelly Gerstner

- Dick and Kathy Scott will be hosting Neighbor's Night in February.
- Ellen Beck will be hosting Neighbor's night in July.
- Neighbor's night will be held at the Lodge on January 27<sup>th</sup>. Flyers have been posted. Michelle Alvaro will send out an e-mail to all residents regarding Neighbor's Night.
- The issue of school bus transportation is still being reviewed. The current location cannot be utilized during the construction of the new Community Center for safety reasons. 12 children need to be transported to and from school. There are current negotiations between BHVA and the Naples School District. A meeting will be held with Brenda Keith (Naples School District Transportation Department), Sally Eldon, Shelly Gerstner, and Chet Starowitz to discuss option. 2 or 3 locations have been identified within the village. The lodge could also be an option. Follow-up would be needed with SBR.

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Treasurer's Report: By Lou Thomas

- Lou Thomas overview of the BHVA financials and the donations made to the new Community Center.
- An overpayment made to Mark Colf will be reimbursed to BHVA. Jay Adams reported that Mark Colf has acknowledged the overpayment and will make the necessary reimbursement.
- The electric costs will be reviewed.

*Motion to approve the Treasurer's Report by Lou Thomas seconded by Larry Hubler, motion carried.*

**Special Committee Reports:**

Town Board/Planning Board: By Larry Hubler

- The Town Board recently met and there were no items relative to BHVA.
- On December 20, 2006 Dale went to the Planning Board for approval to extend 5 lots on Lakewood Trail due to the fact there was not room for the decks.

Community Center Update: By Sally Eldon

- The community center plans have been delivered to the bank. A meeting is scheduled with the bank for the end of the week to review the plans and information submitted by BHVA.

*Motion to investigate 1<sup>st</sup> Niagara Bank as an option to Canandaigua National Bank for a mortgage application for the BHVA Community Center by Sally Eldon seconded by Lou Thomas motion carried.*

- Jay Adams has followed up with Duncan Farney of Underberg and Kessler and he has agreed to give a discount on his services for the community center in lieu of a monetary donation for the Community Center.
- A question had been raised in regards to the Community Center Committee and Boards liability. Bob Belmont read the response submitted by Ron Shubert, Attorney for Kenrick Corporation. The Board and committee members are indemnified in case of lawsuits.

*Motion to appoint the following to the Bristol Harbour Community Center Committee and approval to appoint other members as necessary: Bob Belmont, Richard Booth, Bernie Caprini, Sally & Dave Eldon, Ralph Endres, Judy Foster, Bob & Carolyn Hotchkiss, Larry and D.J. Hubler, Candace Ryan, Rich Russ, Mary Stiffler, Chet Starowitz, Lou Thomas, and Don Titus by Bob Belmont seconded by Leo Raab motion carried.*

- Regarding BHVA's tax deductible status, three options were offered in a letter sent to all residents. To date, only 2 residents have opted to rescind their donation.
- A prepayment option (up front payments) has been offered. A letter was forwarded offering residents this option. The option would begin on June 1, 2007 and would a one time offer only.

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Communication Committee: (see attached)

Bob Belmont provided an overview of the report submitted by Wendy Blackstone

Declaration Committee-By Bernie Caprini:

No report at this time. The revisions are still in the hands of SBR's attorney to review.

Citizen Award Committee: By Melanie Eisenberg (see attached)

No update at this time. No nominations have been submitted.

**Old Business:**

No old Business at this time.

**New Business:**

*Motion to appoint Don Titus, Richard Booth and Bernie Caprini to the Nominating Committee by Sally Eldon seconded by Leo Raab, motion carried.*

Meeting was adjourned at 8:00 PM

*The next regular Board of Directors meeting will be held on Tuesday, February, 27, 2007  
@ 7:00 pm at 1 Spyglass Hill*

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Minutes Approved: February 27, 2007  
Michelle Alvaro; Recording Secretary  
BHVA Board of Directors