

Bristol Harbour Village Association
May 29 2007
Board Meeting Minutes

Members Present: Robert Belmont, Leo Raab, Larry Hubler, Sally Eldon, Shelly Gerstner, Lou Thomas, Bernie Caprini, Richard Booth and Carolyn Hotchkiss

Others Present: Jay Adams, Michelle Alvaro, Mattie Bicknell, Joe Charlton Jr., Amy Charlton, Jan Starowitz, Dave Eldon, Muriel Coleman, Donna Kessler, Donald Titus, Lois Titus, Sandy Whyte, Sue Hostler, Candace Ryan and Warren Halladay

Call to Order: Meeting was called to order at 7:02 PM

Opening Remarks:

Bob Belmont thanked Marilyn Thomas for her years of service as co-editor of the Villager. She has recently resigned from the committee. Volunteers for the Villager are needed and welcomed.

Bob Belmont announced that the Harbour Lane topic would be addressed later in the meeting.

Privilege of the floor:

The Board was not addressed.

Approval of the April 24, 2007 Board Meeting Minutes:

Motion to approve April 24, 2007 Board Meeting Minutes by Carolyn Hotchkiss, seconded by Larry Hubler, motion carried

Reports:

South Bristol Resorts/Steering Committee (see attached):

The Steering Committee did not meet this month due to the Memorial Day holiday, but Greg Mulhern did address previously discussed topics. The following topics were addressed:

- The fence between #1-#10 Golfside Circle and the golf course
- The dirt piles at the entrance of Lakewood Trail
- Clean-up of the beach for Memorial Day

Motion to approve the Steering Committee Report by Sally Eldon, seconded by Leo Raab, motion carried

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

- Jay did address questions regarding the financials.
- Jay Adams announced that the audit is almost completed. There was a discrepancy on the closing dates on some of the lots sold during this period. The auditor is working on this.

Standing Committee Reports:

Environmental Committee Report-By Carolyn Hotchkiss (see attached):

HARBOUR LANE RECOMMENDATION:

The public hearing was re-convened at 7:05 PM.

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Sue Hostler-25 Andrews Way:

Inquired were the Harbour Lane town houses were located.

The public hearing was closed at 7:10 PM

Bob Belmont addressed the Board and residents and expressed that this has been a very difficult situation for the Board and Harbour Lane Residents. The Board is ready to make a decision about the painting of units' #1-#6.

In the decision making process the Board tries to follow criteria to help in this process.

1. When an appeal is presented to the Board of directors, the Board has to recognize that business is conducted in accordance with BHVA Rules and Regulations. The Board is obligated to make decisions within the BHVA Rules and Regulations.
2. When an appeal is made there is always a variance that needs to be addressed.
3. The Board is sensitive in terms of the message that it sends to the community in any decision that it makes.

A resolution will be offered this evening which will address what the Board feels stays within the BHVA Rules and Regulations and addresses some of the variances being requested.

Bob Belmont read the following resolution:

Resolution:

That the color "Gray Birch", the color chosen by the residents of units' #1-#6 for their building and car ports is accepted and further that the firewall and trim be painted "Desert" which is the same as units' #7-#12.

Amendments:

Motion to approve the resolution choosing the color Gray Birch have the trim as the same in units #7-#12 be accepted by Richard Booth, seconded by Sally Eldon, motion carried.

Motion to amend the resolution choosing the color Gray Birch and have the trim as the same in units #7-#12 be accepted and that in the future all twelve units will be painted the same color by Richard Booth, seconded by Sally Eldon, motion carried.

Motion to amend the resolution choosing the color Gray Birch for the exterior, the color be Desert for the firewalls and have the trim as the same in units #7-#12 be accepted and that in the future all twelve units will be painted the same color by Richard Booth, seconded by Sally Eldon, motion carried.

Discussion followed.

Muriel Coleman-6 Harbour Lane:

Cleared up the discrepancy regarding the colors of the fire walls and commented that they should be allowed to choose their own color for their trim.

Amy Charlton-2 Harbour Lane:

Stated that the color chosen would go well with the colors of units' #7-#12. She also stated that the residents did work with a decorator on coming up with the color.

Warren Halladay-3 Harbour Lane:

Stated that he feels the compromise is acceptable and will blend well with the other units.

Previous amendments to the resolution were withdrawn, the following resolution was adopted:

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Motion to approve the resolution that the color Morris Room Gray will be used for the exterior of units #1-#6, the residents can choose a trim color that is currently on units #7-#12 and inform the Board of the color chosen so that it can be a part of this resolution, the firewalls are to be painted Cottonwood, and that in the future all twelve units will be painted a common color by Richard Booth, seconded by Sally Eldon, motion carried.

Environmental Committee Rules and Regulations Amendments:

- Bernie Caprini provided an update on the proposed revisions. Revisions were handed out to the Board.

Motion to adopt the amendments to the three Bristol Harbour Guideline documents by Bernie Caprini, seconded by Sally Eldon, motion carried.

- Bob Belmont thanked Jan Starowitz for doing a great job on chairing the last Environmental Committee meeting.
- Carolyn Hotchkiss provided an overview of the last Environmental Committee meeting minutes

Motion to approve the Environmental Committee Report and to approve the nomination of Marc Schaertl and Don Titus Jr. to the Environmental Committee by Carolyn Hotchkiss, seconded by Bernie Caprini, motion carried.

Motion to approve the follow-up letter to Dr. Chanler regarding his driveway by Carolyn Hotchkiss, seconded by Leo Raab, motion carried.

Facilities Committee Report-By Leo Raab (see attached):

- Leo Raab provided an overview of his report. The following items were discussed:
 - Bristol Harbour Resorts are in the process of selling the remaining developer lots they own to Graywood Custom Homes. The developer is responsible for completing the final black topping on the roads of any tracks they develop. Before Bristol Harbour Resorts sells any property, BHVA wants to assure that all work is completed on existing roads. Doug Weins (co-owner, Bristol Harbour Resorts) has offered three proposals per the Declaration as a solution to the agreement that was first offered in 2002. A copy of the letter from Doug Weins was distributed to the Board. Discussion ensued.
 - This discussion ties in with the road inspection to be completed by Parrone Engineering. An evaluation is needed to develop a comprehensive plan for the future of the roads. Their expertise could be given regarding the requirements to bring the BHV roads up to the Town of South Bristol standards and to see what it would take for the roads to come up to town standards.

To be addressed:

1. A response will be given to Doug Weins regarding BHVA's plans before a yes or no can be given to him. Leo Raab and Bob Belmont will draft a response letter to Doug Weins.
 2. Have an engineer come in to complete a survey of the roads.
 3. Schedule a meeting with Dan Marshall and Larry Duhl to review the engineer's findings and to ascertain whether the roads could become the responsibility of the Town of South Bristol.
- Leo Raab provided an overview of the capacity evaluation for refuse/recycling services for the village. As the village grows the need for services increases. As the village grows the current services will not meet the needs of the residents. BHV must look at the most economical avenues for extended services and also accommodate the growth of the village. This does not include the services provided at the condominiums. Options explored were:
 1. Expansion of current recycling center. It would be costly to add on to current recycling

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center and just incurring additional costs for labor, increased traffic and sanitary conditions would expand.

2. Construction of a secondary site. This is not an option because there is not a secondary site to construct a building. .
3. Installation of a trash compactor. This option is the one that is proposed. The pros for the installation of a trash compactor are:
 - Decreases the odor from the current facility.
 - It is a sealed unit.
 - Cleaner operation
 - Decrease the truck traffic from Appleton Disposal.
 - Provides for expansion and accommodates the future growth of the village.
 - According to Appleton Disposal, it should give a reduction of costs initially. The compactor decreases the number of trips Appleton has to make.
 - Limited changes would need to be made on the current building.
 - Decreases the noise (trucks) associated with disposal.

It is the recommendation that the Board approve the installation the necessary site work, installation of concrete pad and electrical service and contract for the 35 cubic yard unit. The estimated cost for preparation work is \$27,415.00. Discussion followed and the topic was tabled until the next Board meeting.

Recreation Committee Report- By Shelly Gerstner:

- There was a good turn out for the Memorial Day party on the beach. Due to the turnout, residents are interested in having monthly bon fires.
- Marc and Tracey Schaertl will be hosting Neighbor's Night on June 30th.

Motion to approve the monthly bon fires on the beach during the summer season from May until August to coincide with Neighbor's Night and will be the responsibility of the Recreation Committee by Shelly Gerstner, seconded by Sally Eldon, motion carried.

Treasurer's Report-By Lou Thomas:

- Lou Thomas overview of the BHVA financials and the BHVA reserve.
- The status of the bankruptcy was updated and an overview of the current delinquencies was provided.

Motion to approve the Treasurer's Report by Lou Thomas seconded by Carolyn Hotchkiss, motion carried.

Special Committee Reports:

Town Board/Planning Board-By Larry Hubler:

- Dan Marshall will be attending the June Board meeting.
- The Naples ambulance provides ambulance transportation from BHV to FFTH but does not provide coverage to Rochester. If FFTH cannot handle the situation/need, in that case they will transport to Rochester. The cost is unknown.

Community Center Update-By Sally Eldon (see attached):

- Provided overview of the minutes and notes provided by Carolyn Hotchkiss.
- The fitness center layout has been reviewed. The layout was passed around for review by the residents present.
- The Fouquets' sold BHVA a treadmill at half the original cost.

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- Colors for the exterior of the Community Center will be decided in the near future. An EC application will be submitted.
- Sandy Whyte has donated a game table.
- Mary Stiffler is donating a T.V.
- Drywall installation is almost complete.
- Marc Schaertl is donating the mantle for the fire place.
- The paver inscriptions received were forwarded to Joe Callahan, the Landscaper for the project.
- Dave Eldon provided an update on the current landscaping.
- The move into the new building could take place by the end of July.

Motion to approve the Community Center report by Sally Eldon seconded by Carolyn Hotchkiss, motion carried.

Communication Committee-By Wendy Blackstone (see attached):

Declaration Committee-By Bernie Caprini:

- BHVA will need 2/3 vote of the residents for the revisions to be accepted.
- These votes will need to be notarized.
- An informational meeting will be held prior to the annual Meeting regarding the proposed revisions.

Motion to approve the Declaration report by Bernie Caprini seconded by Richard Booth, motion carried.

Nominating Committee-By Sally Eldon:

- There is one application pending.
- Two Candidate applications have been received.
- A meeting of the Nominating Committee and potential candidates is scheduled for June 21st at 5:30 pm.

Citizen Award Committee-By Richard Booth:

- A few candidates have been submitted for consideration for Citizen of the Year.
- One resident will be recognized this year.
- All considerations should be submitted to Richard Booth.

Old Business:

No old business at this time.

New Business:

No new business at this time.

Meeting was adjourned at 9:15 PM

The next regular Board of Directors meeting will be held on Tuesday, July 24th @ 7:00 pm location to be announced.

Minutes Approved: June 21, 2007
Michelle Alvaro; Recording Secretary
BHVA Board of Directors