

Bristol Harbour Village Association
September 25, 2007
Board Meeting Minutes

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

Others Present: Jay Adams, Michelle Alvaro, Dave Eldon, Jim Littwitz, Muriel Coleman, Pat Regester, Alan Braun, Kristie Braun, John Sharza, Sandy Whyte, Gail Hewson, Dave Hewson, Todd Summers, Peg Beaulieu, George Kotlik and Candace Ryan

Call to Order: Meeting was called to order at 7:01 PM

Opening Remarks:

Bob Belmont thanked everyone for being here tonight. Bob Belmont welcomed Leo Raab back from vacation and also announced that this would be his last official Board meeting.

Privilege of the floor:

Gail Hewson-9 Spyglass Hill: Inquired about only receiving one entry card. It was explained that additional cards could be purchased for \$10.00. It was also explained to Gail that staff is still in the first stages of learning the entry card system.

Sandy Whyte-5548 Vardon Drive: Gave a definition of the meaning of the t-shirts being worn by residents at meetings.

George Kotlik-13 Spyglass Hill: Discussed his concerns with the Board regarding the building of a home on 3 Spyglass Hill lot. Mr. Kotlik feels he has come to an impasse with the Environmental Committee and is requesting that the Board address his concerns. Mr. Kotlik did hand Bob Belmont documents regarding his concern and did verbally express them.

Approval of the August 28, 2007 Board Meeting Minutes:

Motion to approve the August 28, 2007 Board Meeting Minutes by Carolyn Hotchkiss, seconded by Larry Hubler, motion carried

Reports:

South Bristol Resorts/Steering Committee (see attached):

The Steering Committee met with Greg Mulhern and the following topics were addressed. Sally Eldon provided an overview and discussion followed.

- Shuttle bus usage with the number of passengers who utilized it.
- Water repair on the beach and the concern that it was not fixed all season long.
- Additional signage that is needed by Bristol Harbour Resorts.
- The sale of lots to Graywood Properties.
- Topics that Bristol Harbour Resorts will probably have to address at the annual meeting.
- The new fitness center and the fact it is to only be utilized by residents.
- Mowers and golf carts and the noise they are making early in the morning.
- Pond upgrades on Lakewood Trail and who will be taking over this now that SBR has sold all its lots.
- Plans for upgrades on the marina.

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Motion for approval of the Steering Committee Report by Sally Eldon, seconded by Larry Hubler, motion carried

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

Jay Adams provided an overview of topics and discussion followed.

- An overview of the annual meeting process on October 6, 2007. The packets were mailed from the main office.
- In order for the Declaration to be adopted, 67% of the entire population is needed. The population includes all of the individuals listed on the resident deeds. All signatures will need to be notarized. Currently there are 2 notaries for the annual meeting. Jay Adams is receiving clarification from Duncan Farney, attorney, how best to proceed in obtaining signature.
- Jim Littwitz was thanked for all his work on the Declaration summary.
- Kenrick is exploring the possibilities of a staff member taking the notary class.

Standing Committee Reports:

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

- Carolyn Hotchkiss provided an overview of the applications received. There was not a quorum at the meeting, therefore, is seeking Board approval for the application.

Motion to approve the Environmental Committee applications contingent on receiving Andrews Way approval on one of the applications by Carolyn Hotchkiss, seconded by Richard Booth, motion carried.

- George Kotlik stated that Jack Center from the Town of South Bristol would like someone from the Board of Directors contact him.
- The letter from Bryan Wight-10 Spyglass Hill was reviewed and discussion followed.
- The letter from Paul Okunieff-2 Spyglass Hill was reviewed and discussion followed.

Motion to accept the September 20, 2007 Environmental Committee meeting report by Carolyn Hotchkiss, seconded by Bernie Caprini, motion carried.

Facilities Committee Report-By Leo Raab:

Leo Raab provided an update on the following

Trash Compactor:

- Site preparation has been completed.
- Notices will be forwarded to residents when the trash compactor is operational.
- A meeting was held with representatives from Harbour Lane and Golfside Circle regarding the removal of the trash rooms. Leo Raab has not had any recommendations presented to him from the representatives of Harbour Lane and Golfside Circle. There are not any solutions or decisions discussed at this time.
- Pat Register-1 Harbour Lane discussed the hardship it would be to her if the trash facility on Harbour Lane was removed.
- The Board needs more feedback before a decision can be rendered. Discussion followed.

Roads:

- The road work completed by Bristol Harbour Resorts has been inspected by Parrone Engineering and the work has been deemed acceptable by the engineer.
- Quotes from four contractors have been requested by Leo Raab to build up the shoulders of the road.

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- Lighting needs on Bristol Harbour Boulevard was discussed. Leo Raab will review.

Motion to approve the acceptance of the Parrone Engineering assessment for \$19,900.00 by Leo Raab, seconded by Carolyn Hotchkiss, motion carried.

Motion to approve the Facilities Committee meeting report by Leo Raab, seconded by Bernie Caprini, motion carried.

Recreation Committee Report- By Shelly Gerstner:

- The Labor Day party was a success.
- Mark and Peggy Ortelee-131 Cliffside Drive will be hosting the September Neighbor's Night.
- School bus concerns have been raised about safety and the condition of the roads. Shelly Gerstner and Sally Eldon met with Brenda Keith from the Naples School District Transportation Department regarding the current route the school bus uses at this time. Re-routing is still being discussed at this time. Options for bus pick-up include Golfside Circle near the Community Center and one pick-up on Vardon Drive. Bob Belmont read a letter from Susan Sharza regarding her concerns about this issue. Susan and John Sharza are currently in discussions with the school district. The issued was tabled at this time.
- A weekly coffee hour will begin in October.
- The Lodge will still be the location for the Friday Frolics.

Motion to approve the Recreation Report by Shelly Gerstner seconded by Leo Raab, motion carried.

Treasurer's Report-By Lou Thomas:

- Jay Adams provided overview of the BHVA financials and the BHVA reserve.
- A draft of the 2008 budget will be presented to the Board at the October meeting.

Motion to approve the financials by Sally Eldon seconded by Richard Booth, motion carried.

Special Committee Reports:

Town Board/Planning Board-By Larry Hubler:

- There were no topics relating to BHVA.
- Larry Hubler is waiting to hear from Dan Marshall (Supervisor, Town of South Bristol) and Larry Duhl (Superintendent, Town of South Bristol) to schedule a meeting to discuss BHVA roads.
- The Planning Board is putting together a Comprehensive Plan. One copy will be given to Michelle Alvaro.
- Larry Hubler will follow up with the proposed building of the duplexes. There are two buyers who are looking at purchasing the property. Bristol Harbour Resorts is planning to sell the property.

Community Center Update-By Dave Eldon:

- Dave Eldon provided an update on the Community Center.
- Provided an overview of pre-payments and contributions to date.
- Bernie Caprini-House committee, Bill Ryan-Fundraising, Shelly Gerstner-Recreation and Jim McCarthy-Treasurer have joined the committee. Rich Russ will assist as needed (at large).
- The committee will hold an organizational meeting on October 15, 2007.
- A thank you was issued to Richard Booth for donating the television in the fitness room.
- The scheduled for use of the community Center is 11:00 am until 11:00 pm.

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Communication Committee-By Wendy Blackstone (see attached):

Motion to approve the 2008 Web Site and Villager contracts submitted by Wendy Blackstone by Richard Booth seconded by Larry Hubler, motion carried

Declaration Committee-By Bernie Caprini:

- Discussion was held previously in the meeting.
- Bernie thanked Jim Littwitz for reviewing these documents and developing a summary sheet for the annual meeting.

Citizen Award Committee-By Richard Booth:

The plaque has been ordered for the Citizen of the year. The Citizen of the year will be announced at the annual meeting.

Old Business:

Capital Expenditures:

Discussion centered around placing a cap on expenditures non-emergency or non-maintenance items. A motion was made to place a \$75,000.00 limit but was rescinded. This was tabled until the next BHVA Board meeting.

Telephone Votes:

Telephone votes are not permitted. Voting approval requires Board members to be present either by teleconferencing or by holding a special meeting when there are issues/topics that need immediate attention.

New Business:

- Insurance is being put out to bid. Bids are to be submitted to the Kenrick office in October.
- The one page letter regarding metering was discussed. Questions were raised as to the cost of the meters, costs to residents and cost of the installation of regulators. Will continue to follow up.

Meeting was adjourned at 9:25 PM

Minutes Approved: October 23, 2007
Michelle Alvaro; Recording Secretary
BHVA Board of Directors