

# Villas at Canandaigua

## Board of Directors Meeting

Thursday, April 27, 2023

### Agenda

**Board Members present:** Ken Carbone, Paul Keitz, Dan Kwarta, Jim McMurray, Patti Winn

**Homeowners/Guests present:** Dave and Cathie Shepard, David and Ann Scoville, Renata Rebert, Cindy Brink, Lou and Joan Saltreli, Dieter Burch, Janice Contos, Judy Kwarta, Jo Morgan, Peggy and Tom Schrader, Richard and Sharon Steiner. Via Zoom: Elaine Walker and Gerry Pinkley, Amy Khondari, Ed Seus, Andrew Jarznieki, Jewel Wink and Tice McCarthy.

#### Called to Order:

Pledge of Allegiance and Moment of Silence

#### Membership Participation –

- Laurie Stoutz expressed her concern that mailboxes need to be updated
- Janis Contos inquired about the bench that sits at the corner of Abbey Rd and Cheshire Glen Rd – bench was moved to island on Abbey Rd for the winter to be out of way for plowing and will be returned.
- Tom Schrader expressed his concern for homeowners and delivery truck speeding on the roads and wondering what could be done to limit this.

**Review - BOD meeting Minutes of Feb. 23,2023 for approval - ACTION:** Paul motioned for approval and Ken seconded. All approved

**President's Message –** Paul Keitz – Paul welcomed new homeowners. He expressed concern for recent new assessments and will be contesting common land assessment. He, Patti Winn and Dan Kwarta will attend a meeting with the town assessor on May 11<sup>th</sup>. We will increase communication in the community with the monthly newsletter.

**Treasurer's Report –** Dan Kwarta shared last year's report

#### Report from our Property Manager – Jim Manetta –

Homeowners Issues:

- 3234 reported broken hose bib in submitted as work order
- 3224 melted siding scheduled to be replaced by Garin Fox

## Old Business

- Garage door panels damaged by last season's plow contractor, DeZio, will be repaired by Martin's Door scheduled on Monday April 24<sup>th</sup>.

Ongoing business/New business – Jim shared dates that contracted workers are scheduled to begin working in the community

ACTION: motion to accept Painting for AGR contract for painting was motioned by Dan and seconded by Jim

## Committee Reports -

### **Clubhouse** - Cathie Shepard:

- The clubhouse committee will be hosting a Kentucky Derby party and a pool party in the beginning of June.

### **Finance** – Dan Kwarta

- A 50,00 CD will expire next month and needs to be renewed. ACTION: Dan motioned to renew but increase to \$100,000 seconded by Ken. All approved

### **Maintenance** - Dan Kwarta – see second attachment

- 5161 Cheshire Glen Rd evergreen damage  
ACTION: Motion by Paul to take down Juniper trees and find suitable replacement and seconded by Patti. All approved.

### **Pool** – Mike Goodman – no report

### **Sunshine** – Barb Lipari/Becky Gavitt – no report

### **Landscape and Architectural** – Paul Keitz

#### Variance Requests – Crofton

##### # 97 - Amy Khoudari – Patio repair/replacement

- ACTION: Paul motioned to accept, seconded by Dan. All approved

##### # 98 - Contos/Marcella – New Planting – one each unit

- ACTION: Motioned by Ken to approve and seconded by Jim under the conditions that owner hold HOA and contract harmless for damage. All approved.

##### # 99 - Cindy Brink – Patio Fence installation – sprinkler will be affected by patio – technician for irrigation will be contacted and plants will be removed for placement of patio.

- ACTION: Ken motioned to approved and seconded by Patti. All approved.

Variance from last fall 3295 Abbey Rd, Sue Thompson and James Francesco requested to remove pine tree (possibly transplant) and plant a miniature Japanese Maple and hydrangea bush. Automatically approved since it is past 60 days for any action.

#### **Old Business –**

1. Status of replacing damaged garage doors from 2021-22 winter- see Jim's report
2. Formal acceptance of Zabo Electric estimate for electrical service to new upper pond aerator  
ACTION: Acceptance motioned by Dan and seconded by Ken. All approved.
3. Set a workshop date for OTA antenna replacement for Spectrum – Meeting will be Thursday May 18th
4. Reserve study update – Set a workshop date -May 18th
5. Approve Zoom transfer to Patti Winn -

#### **New Business –**

1. Meeting with Town Assessor - Challenge Common land increase in assessments – Paul Keitz
2. Set up Town Hall Meeting, time and date, with Chris Jenksen – Canandaigua Code Enforcement – subject - Villas at Canandaigua Roads and Ponds – Paul Keitz
3. Acceptance of Potter for replacement of A/C motor and insulation – ACTION: Motion to approve provided it is less than \$1000 by Dan and seconded by Ken. All approved.
4. Approval of new members –
  - Clubhouse Committee - Joan Saltreli, Cindy Brink, Sue Francisco,  
ACTION: Motion to accept new members by Paul and seconded by Patti, all approved
  - Finance Committee – Dieter Busch,  
ACTION: Motion to approve by Paul and seconded by Dan, all approved.
  - Maintenance Committee – Patrick Barzak  
ACTION: Dan motioned to accept and seconded by Patti, all approved.
5. Acceptance Chairperson(s) resignation from the Landscape Architectural of Chet/Jan Starowitz  
ACTION: Motion to accept by Dan and seconded by Ken. All approved
6. Acceptance of Chairperson Jan Starowitz resignation from the Meet and greet Committee –  
ACTION: Motion to accept by Dan and seconded by Ken. All approved
7. Acceptance of Chet Starowitz resignation from the Finance Committee  
ACTION : Motion to accept by Dan and seconded by Ken, All approved.
8. Recognition of two applicants for the Landscape and Architectural committee – BOD will meet Monday May 8<sup>th</sup> to discuss.
9. Flag Champion – Desire to have an ex-military service resident act to standards for the proper lowering and raising of our community flag. – Paul Keitz. Suggest to add a request to the Newsletter for someone to be responsible to standards for proper lowering and raising of community flag.

**Membership Participation -**

- 1) Lisle Shelley stated that the slope from his lawn in front of his door to Abbey Road is frequently flooded and requested something to be done.
- 2) Dave Shepard expressed appreciation of the fountain in the pond.
- 3) Jo Morgan requested to reconsider using Zoom due to technical difficulties.

**Next BOD Meeting –Thur.-May. 25, 2023 at 10am - via Zoom and clubhouse**

**Close Meeting at 11:36**