

Villas at Canandaigua

Board of Directors Meeting

Thursday, October 24, 2024

Minutes

Board Members present: Bob Kayser, Ken Carbone, Jim McMurray and, via ZOOM, Paul Keitz

Homeowners/Guests present: Alan and Marty Shepardson, Barb and Andy Jarzywieki, Bill Frohm, Rick and Sharon Steiner, Barb Lipari, Cindy Brink, Jo Morgan, Lou Saltrelli, David Scoville, Barbara Fairfax, Jim Francisco, Pat Barczak, John and Nancy Roche, Barb Goodman, Laurie Stoudz, Chris Wiegand, Dave Williams, and Joyce. Via ZOOM: Chris and Karen Z, Karen Shay, Dan Kwart, and Bill Dobbins

Call to Order

- Pledge of Allegiance and Moment of Silence
- Acknowledgment of Quorum : Quorum has been met
- Request to adopt new Board agenda format

ACTION: Bob made the motion to modify the Board agenda to put homeowners' comments last, seconded by Jim. All approved.

Addition or Deletions to Agenda by Board members-none

Approval of Minutes -

ACTION: Ken motioned to accept September BOD meeting and Annual meeting minutes seconded by Jim. All approved.

President's Message: Bob Kayser

First, I want to formally thank Paul Keitz for his remarkable and selfless service to our HOA as President and would like to say thank you for continuing role as Treasurer.

Looking forward, we have both opportunities and challenges:

- Maintain a strong and committed Board as we assume full responsibility for the development
- Maintain and enhance reserves for HOA

- Continue routine maintenance of properties as part of the annual operating expenses
- Expand Community Involvement in Committee Structure
- Being a constructive and civil participant Being a constructive and civil participant
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- Living in HOA Community
 - The care of outside of our homes and properties is provided by an organization that manages those aspects in common: frequency of exterior painting, driveway sealing, snow plowing, temperature of the pool and even color of outside lighting.
 - The BOD are volunteers to serve you and make decisions for the benefit of the whole community

Report of Property Manager - Jim Manetta –

1. The compromised pipe has been repaired by Pooler Enterprises. Lawn to be restored by them after allowing area to settle
2. Crack filling and sealing of 54 Driveways and entrance off of Middle Cheshire Rd.
3. 4 garage roofs had leaked and were repaired by Upstate Roofing – covered by warranty
4. Snow removal/salting contract was renegotiated with Bluegrass Enterprises to be per trip rather than unlimited for a significant savings over last year's expenses.
5. The fitness room was inspected and tuned up for safety.
6. Waste Management will be submitting a proposal to reduce refuse pickup costs for some winter months taking into consideration of snowbirds.
7. Annual meeting was well attended and election was ratified with 90 ballots submitted.
8. Ken Carbone was elected to another 3-year term and Bob Kayser accepted role as President; Paul Keitz accepted Treasurer's position and Patti Winn elected to be Secretary again. Ken Carbone and Jim McMurray retain their positions as voting Board members.
9. Irrigation Tech is helping to resolve question about excessive water usage invoice from the Town of Canandaigua. Meeting 8 am on Thursday October 24th.
10. A \$245 K CD is maturing on 11/19. Board is interested in reinvesting with another CD.

Committee Reports -

Clubhouse – Cindy Brink

- The painting has been completed!
- Looking into purchase of drapes and decoration
- Request that carpet has been cleaned

Treasurer's /Finance Committee Report – Paul Keitz

-Current Financial position – most up to date

- Our HOA has a total checking account balance of **\$54,529,47** available in our Operating Fund as of the end of October.
- Maintenance fees collected for October were **\$38,898.50** and paid expenses were **\$58,747.32**
- Our HOA has a total Maintenance Reserve Account **of \$772,067.16** allocating for long term repair/replacement for identified reserve assets. We presently have **\$678, 000 in CD's** and **\$94,067.16** in cash reserve savings.
- Our HOA has a **Total net worth of \$826,596,63** as of closing on 10/31/24
- Our Villas are in good shape!

Building and Grounds Maintenance – Bob Kayser

1. Plant and shrub replacement beginning this month
 - Plant list to be sent out via email
2. Stormwater pipe replacement complete with new grass in the spring
3. Preventive maintenance on Clubhouse HVAC and Generator scheduled
4. Painting Projects
 - Clubhouse complete
 - Doors scheduled weather permitting
5. 2025 pricing being sought for budget
 - Driveway sealing
 - Tree pruning
 - Irrigation controllers and maintenance
 - Mailbox painting and maintenance
6. Volunteers Sought in each construction stage to identify maintenance needs

Pool - Jim Francisco

- Pool has been closed
- Solar cover will need to be replaced
- Winter cover will need to be replaced, but does have a few more years
- Plaster has eroded away and concrete in small area. Precision Pool will put together an estimate to make repairs of the small patch
- Pegboards have been added for storage of swim materials
- Thanks to everyone who helped to put pool furniture away
- Acknowledge Mike Goodman for all that he did as Pool Chairman

Sunshine –Barb Lipari

- Two cards and 1 flower arrangement were given
- Becky Gavitt will be taking over Sunshine committee November – May.
- Please let Becky know of any community members that could use a card

Architectural/Landscape -Jim Mc Murray

- Open Variance Requests – no current variances at this time

Old Business-

1. Reserve Study status
2. Turn over from WCI
 - Make sure that WCI make sure that they pay for mistakes made
 - Bell and Spence Architectural Firm will be inspecting the community

New Business –

1. Approval of Forensic Architectural review Proposal

ACTION: Bob motioned to hire Bell and Spence Architectural Firm not to exceed \$6,600 to inspect community for concerns, Ken seconded. All approved.

2. Corporate Transparency Policy need to be filed by Board member ASAP

Membership Participation –

- Jo Morgan questioned about shrub replacement and which homes will receive replacement
- Bobbi Fairfax requested that something be done to mailbox frame so it doesn't tip.

- (Reminder: if you do your own replacement you will be reimbursed up to **\$40/plant** and will require a variance)
- Dan Kwarta expressed concern about CD regarding FDIC insurance
- Cindy Brink would like to organize a community cleaning day in the Spring.

Adjournment- Meeting was adjourned at 11:10 am

The November BOD meeting will be combined with the December BOD meeting in early/mid-December.