

# Villas at Canandaigua

## Board of Directors Meeting

Thursday, February 23, 2023

### Agenda

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

Homeowners/Guests present: Betsy Cox and Dave Williams. Via Zoom: Mike Goodman, Chet Starowitz, Sharon and Rick Steiner, Andrew Jarzyniecki, Jewel Wink, Chris and Karen Zaremba. Via phone: Daralene and Bill Dobbins.

Called to Order

–Pledge of Allegiance and Moment of Silence

Membership Participation – none

Review - BOD meeting Minutes of Jan. 26,2023 for approval : ACTION – Jim motioned for approval, seconded by Ken, approved by all

Any additions / changes to this agenda? Added Clearly aquatics to old business

**President’s Message** – Paul Keitz shared update from Wegman’s with the progress of phase 4 building. One home sold in building 260 and 2 under contract, on in 260 and the other in 250. Digging and sitework will commence on the final building, 240.

**Treasurer’s Report** – formal approval of budget 2023-2024 including increase in HOA see old business

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

Old business:

1. Board approved budget was mailed to all homewoners
2. Garage door panels damaged by last year’s plow contract is in progress of being paid (1/2 down) and ordered by Martin’s door service
3. Contracts secured to date:
  - USI insurance
  - Bay Landscape (2 year)
  - Pinnacle Lawn Service (2-year fertilization)
  - Maid it Clean (Clubhouse cleaning)
  - Potter HVAC (clubhouse heating and AC)

- Precision Pools

Ongoing/New business

- Property Manager scheduled for legal deposition regarding Hogle suit on 3/24/23
- Awaiting bids for trim paint and AGR remodeling

**Committee Reports -**

Clubhouse - Cathie Shepard - none

Finance – Dan Kwarta - none

Maintenance - Dan Kwarta – still waiting for contract for home 3247 bathroom vent

Pool – Mike Goodman - none

Sunshine – Barb Lipari/Becky Gavitt – 2 cards sent and donation to memorial fund

Architectural/Landscape – Chet/Jan Starowitz – no variance request

**Old Business –**

1. 2023-24 Budget formal approval & \$331 HOA Monthly Maintenance Fees – ACTION: Paul motioned for approval and seconded by Jim. All approved.
2. Approval of 3 Year Waste Management Contract starting 2023 – Discussion/action – ACTION: Ken motioned for approval and seconded by Patti. All approved
3. Cleary Aquatics contract for ponds: ACTION: Paul motioned for approval and seconded by Dan. All approved

**New Business –**

1. Approval of USI Insurance Contract for 2023 – ACTION: Paul motioned for approval and seconded by Dan. All approved
2. Paving Proposal – Discussion – Shuttleworth/Manel – Action: Dan motioned for approving Manel and seconded by Paul. All approved
3. Irrigation Tech Proposal for 2023 – Discussion/Cost increase – ACTION: Dan motioned for approval and Paul seconded. All approved.
4. Estate Sales – Process- Discussion /Actions –

The following guidelines need to be followed:

1. Homeowners must inform estate promoter/sales agent of rules for running the sale.
2. Parking must be on the same side of the road as the sale.
3. Mailboxes and driveways must be accessible.
4. A parking attendant, provided by promoter, must be outside for the duration of the sale.

5. Above information must be listed on all promotion material.

**Membership Participation - none**

**Next BOD Meeting –Thur.-Mar. 23, 2023 at 10am -via Zoom and clubhouse**

**Close Meeting: 11:22**

DRAFT