

Villas at Canandaigua

Board of Directors Meeting

Thursday, June 22, 2023

Agenda

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

Homeowners/Guests present: Laurie Stoutz, Bob Kayser, Sue Thompson and Jim Francisco, Gloria and John Baker, Jo Morgan, Cathie Shepard, Joan Saltrelli, Cindy Brink, Barb Lipari, Patrick Barczak. Zoom: Marilyn Hogle and Ed Seus.

Called to Order

Pledge of Allegiance and Moment of Silence

Membership Participation – No major concerns raised that are not included in minutes.

Review for approval-

1. BOD meeting Minutes of May 25, 2023 for approval

- **ACTION:** Dan motioned to accept minutes and seconded by Ken. All approved.

President's Message – Paul Keitz reported on activities going on in the Villas at Canandaigua.

Financial/Treasurer's Report – Dan Kwarta reported the following:

Taken from the monthly Crofton financial report:

Revenue for MAY, 2023 \$ 33,275.45

Expenses for MAY, 2023 \$ 34,182.53

BALANCES AS OF 5/31/2023 (taken from Crofton-Perdue report)

OPERATING BUDGET (Checking at M&T) \$ 53,769.33

Reserve identified (at M&T-Savings) 68,439.92

CD reserve (at PNC, BEAL, Barclay & C. Schwab) 545,000.00

TOTAL NET WORTH \$ 667,209.25

OPERATING BUDGET ---FISCAL YEAR TO DATE 4/1/2023-5/31/2023 (2 MONTHS)

TOTAL REVENUE \$ 68,607.45

TOTAL EXPENSES 61,946.39

SURPLUS/DEFECIT OF: + 6.661.06

FUND BALANCE FROM LAST YEAR 47,108.27

CHECKING BALANCE \$ 53,769.33

Report from our Property Manager – Jim Manetta

Old business:

- Dezio has repaired all garage doors using Martin's Door Service except 3283 Abbey. Martin's Door will return to complete repairs.
- Zabo Electric relocated electric service pedestal at middle pond.
- Home Power Service completed repairs to emergency generator.

New/Ongoing

- Crofton/Purdue was sold to Keith Lapresto; however, business will continue as normal.
- Reported on Bay Landscape in regards to weeding and mulching and removal of arborvitae
- Spectrum clubhouse program was changed from full cable service to basic cable plus internet and Wi-fi plus telephone at a saving of approximately \$100/month

Committee Reports -

Clubhouse – Cathie Shepard

- The social committee is in full swing: Wednesday happy hours and upcoming pig roast.
- The new umbrella purchased for the patio is working well.
- A special thanks to Cindy Brink and Joan Saltrelli for the organizing and executing the Luau to kick off the Wednesday happy hours.
- Sue Thompson Francisco presented a calendar of events that will be distributed to all residents.

Finance – Dan Kwarta

- The committee has been working on the reserve study up to the year 2040. A special workshop meeting will be held in July to present the study with BOD comment. Homeowners will be welcome.

Maintenance - Dan Kwarta

- Dan presented work done and to be done. Please see complete report in the binder next to calendar in the club house.

Pool – Mike Goodman

- Pool assignments are in place and the committee is working well.
- No need to replace pool cover.

Sunshine – Barb Lipari/Becky Gavitt

- Barb Lipari shared that 5 get well cards and one flower arrangement were delivered in June.

Architectural/Landscape – Paul Keitz

Variance Requests –

- 6-2-23 - Fletcher - 5112 Cheshire Glen Rd – Direct TV antenna

ACTION: Jim motioned and Paul seconded with the stipulation that it not be in front of home and in the least visible location from Cheshire Glen Road on the roof. All approved.

- 6-2-23 - Kovacs -3242 Abbey Rd - Replace full screen/full window with combo

ACTION: Ken motioned, seconded by Jim to use Rochester Colonial. All approved.

- 6-7-23 - a. Kayser - 3243 Abbey Rd - Mount Tempest Weather Station

ACTION: Ken motioned and Patti seconded for approval of weather station.

- b. Kayser - replace two arborvitae bushes with 2 dwarf apple trees

ACTION: Ken motioned and Jim seconded with stipulation that owner maintain tree and yard and hold HOA or Bay Landscape harmless for damage. All approved

- 6-12-23 - Barczak - 3248 Abbey Rd, replace two junipers with two hollies

ACTION: Paul motioned and Dan seconded with stipulation that owner maintain trees and bushes and hold HOA or Bay Landscaping harmless for damage. All approved

- 6-12-23 - Barczak - add flowering shrub in bed by patio fence

ACTION: Ken motioned and Jim seconded for approval with stipulation that owner maintain shrub and hold HOA or Bay Landscaping harmless for damage. All approved.

Old Business -

1. HOA Clubhouse/Social Events Committee Mission Statement review/approval –

ACTION: Jim motioned and seconded by Ken with change in wording to state “Maintain and update rules and utilization of club house”. All approved.

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 shared that we are looking for a resident to do this.

2. OTA antenna Investigation - Status - Patti Winn

We worked with local company but there was too much interference and product was not recommended. We will be looking into Roku to hook up with apps. Bob Kayser has offered to donate his Roku. Please see Crofton report regarding change in service

3. Wire shelving – Front Closet Clubhouse - Status - Paul Keitz/Ken Carbone will take care of this.

4. Disposition of Projector screen under pool table – We will ask if anyone in community is interested in having the projector screen before disposing.

New Business –

1. Letter to WCI – Proposed payment to Villas for outside completed/unsold units –
ACTION: A motion by Ken and seconded by Patti to approve that the Board send a letter to WCI requesting payment for HOA expenses on unsold units once one unit in existing quad is sold. All approved.

2. Set Annual Membership Meeting Date – Oct. 12 - 7pm Clubhouse –
ACTION: Motioned by Ken and seconded by Patti to approve date. All approved.

3. Mailbox and mounting painting schedule – Phase 1 – BOD
 - There is a need to write specification and get quotes which will be addressed at next meeting

4. Items to be disposed - Old TV (presentation rm) – no action taken
Old Stakes/wood/etc – back of pool shed – no action taken

5. Signage Phase 1 – Refreshing
 - Signs need to be identified. This will be addressed at next meeting.

6. Potholes around clubhouse circle – no action taken
 - We will identify area that need to be done and include in next year’s budget.

Membership Participation – no participation other than items already addressed.

Next BOD Meeting –Thur.-July 27, 2023 at 10am - via Zoom and clubhouse

Close Meeting at 12:06