

Villas at Canandaigua Homeowners Association
2024 Annual Members Meeting
Minutes

Thursday, October 10, 2024

1. Call to Order: Paul Keitz called the meeting to order at 7:01 pm

2. Pledge of Allegiance and Moment of Silence

3. Two Vote Counters and 2 Verifiers or Inspectors

Vote Counters selected: Peter Millar and Kathy Benson

Verifiers/Inspectors selected: Beth Millar and Barb Goodman

4. Proof of Notice of Annual Meeting

Do we have a Quorum? 90/104 ballots returned – Yes, we have a quorum

5. Introduction of the current Board of Directors

- Paul Keitz – President/Treasurer
- Patti Winn – Secretary
- Bob Kayser
- Ken Carbone
- Jim McMurray

Introduce Property Manager – Jim Manetta who provided ballots and dismissed the counters and verifiers

6. Approval of 2023 Annual Meeting minutes

ACTION: Jim McMurray motioned to accept the 2023 Annual Meeting Minutes, seconded by Dave Williams. All approved.

7. Introduction of Candidates

Ken Carbone

Marty Shepardson

8. President's Report ;

- Paul thanked the board and community chairs for their positively proactive work with allowing community functions to occur with least amount of disturbance and thanked homeowners for the understanding and cooperation
- Summer has come to and end. The pool is closed and everything else associated with closure or shutdown of our community is on schedule. Maintenance activities around our community are in the forefront. Focus and prioritizing will be continued as we move forward to deliver to the high quality environment we all invested in.
- As we look forward, The Board of Directors continues to maintain focus on WCI closeout. Our expectations are to have WCI deliver all that had been documented through the initial offering plan and the BME drawings approved by the Town of Canandaigua.

COMMITTEE REPORTS

1. Club House and Social Committee – Cindy Brink
 - Social Hour every Thursday during the year
 - Potluck once a month
 - Buffalo Bill watch parties
 - Monthly Calendar
 - Clubhouse refurbish – painting and decorating
2. Pool Committee –Jim Francisco
 - Thank you to all of the volunteers!
 - Pool buddies text messaging to communicate amongst the volunteers
 - Opening and Shut-down of pool
 - A pegboard was installed to hold hand buoys
 - There is a leak in the pool, a few tiles will need to be replaced as well as the pool cover will need replacing
3. Sunshine Committee – Barb Lipari and Becky Gavitt
 - 17 cards were sent out this past year
 - 5 flower arrangements were delivered
 - 2 memorial gifts were made
4. Architectural and Landscape
 - 14 Variance requests were all approved including patio extensions, awnings and a flag display

5. Financial Committee – Paul Keitz

- Two meetings were held with the finance committee with the major focus on the contents and updating the reserve study
- Three potential reserve study firms were evaluated by the committee along with Crofton. Crofton was recognized as the frontrunner.
- Crofton was visited by available Financial Committee members for dialogue with the creator of the initial study.

6. Maintenance Committee – Bob Kayser

- Arborist trimming and pruning of all trees needing attention
- Planting tree and shrub removal
- Driveways and Road repair and sealing was completed
- Developed and approval list of plantings suitable for the Villas in conjunction with Landscape professionals
- 2 road catch basin piping replaced with road repair plus replacement of road grate and support pad
- 1 homeowner water main repaired including asphalt repair
- Repair of two home stone facing
- Street-side lighting replacement project undertaken including review of dark areas on Abbey Circle
- Meetings with Bay Landscape to communicate maintaining grounds
- Energy saving thermostat replaced in clubhouse
- Clubhouse interior painting and decorating
- Identification of Forensic Architectural Firm to assure that things specified by original architect and approved by the Town of Canandaigua were done properly to protect homeowners and the HOA from future expense burden
- Recognition of many volunteers.

9. Financial Report

Our community is in excellent shape. The Board continues to make best educated judgement on all expenditures.

The Treasurer's Monthly reports are always available in the Conference Room outside of the HOA office.

Highlights from the last monthly Treasurer's report, September 26, 2024 are:

1. We have four laddered CD's and Cash in a savings account totaling \$738,000
 - We have \$66,000 in a checking account to pay our monthly bills.

10. WCI - Developers Report

No one from WCI was present

11. Property Manager's Report

- Provided construction plans with detailed specs for building
- 68 driveways and front entrance resealed
- Replaced road around front circle
- Renegotiated Snow removal contract
- Fixed catch basin
- Fixed sink hole by the pool
- Fitness equipment was inspected and repaired
- Researched and negotiated various contracts for maintenance

12. Election Results transferred to Property Manager for announcement of top vote

Ken Carbone had the top votes

13. Open Forum

Concerns were expressed by homeowners regarding:

- drainage issues
- driveway grading
- birds getting into poorly constructed homes and building nests
- how will homes be determined to be seen by forensic study
- Will there be a 1- year warranty
- What will be done to the Parish Rd entrance
- How does our reserve stack up against other communities (we are exceptional!)

14. Adjournment

The meeting was adjourned at 8 pm