

Villas at Canandaigua
Board of Directors Meeting
Minutes
Thursday, January 16, 2025

Board Members present: Bob Kayser, Marty Shepardson, Jim McMurray. Via ZOOM : Paul Keitz and Patti Winn

Homeowners/Guests present: Cindy Brink, Ken Carbone, Johnny and Nancy Roche, Tom Kadlubowski, Joyce Fiorentino, Linda Witzel and Chris W. via ZOOM: Andrew and Barbara Jarzyniecki, Judy and Dan Kwarta, Jim and Susan Francisco, and Marilyn Hogle.

Pledge of Allegiance and Moment of Silence

Additions or Deletions to Agenda by BOD members

- There are no additions or deletions.

Approval of Minutes –

ACTION: Bob motioned to approve the December BOD minutes, seconded by Paul. All approved

President's Message-Bob Kayser

- 1. Snow plowing and parking** – If there is significant drifting on snow and has not been plowed contact Crofton Purdue.
- 2. Volunteers needed** for Maintenance. Please let Bob know if you would be willing
- 3. Forensic Report** – Spina identified a number of issues identified that will need addressing prior to WCI closing. Examples: flashing of the roof of club house, fire code violation of screens on dryer vents, stone wall
- 4.** Escrow fund in account with WCI for repairs is still available, at approx \$1400, per WCI lawyer. WCI had stated last year that the money was all used up.

ACTION: Paul made the motion that we not accept the offer from WCI to take over phase four. Marty seconded, all approved.

Report from our Property Manager - Jim Manetta –

Ongoing / New Business:

- Waste Management has honored their offer to reduce refuse pickup costs by \$225 per month for December, January, February, and March in consideration of the absence of snowbirds. The first reduction appeared as a credit on the December invoices.
- RFPs were sent to Manel, Magic Seal, Shuttleworth, Porretta Excavating, Dyna Mole, AGR, Bay Landscape, Pinnacle, Fred's Flags, Precision Pools, Irrigation Tech and Clearly Aquatics as maintenance contracts have expired and other projects are being planned.
- Proposals have been received from Fred's Flags, Clearly Aquatics, Pinnacle Lawn Service, Bay Landscape, Manel, Dyna Mole, Porretta and AGR Painting.
- Precision Pool submitted a proposal to do some maintenance and renovation to the pool, and they will be sending over the annual cost to open and close the pool shortly.
- Solutions One will be doing the annual inspection of the 3 backflow prevention devices in the clubhouse mechanical room in March.
- Ivan Boychuk completed painting of the fitness room and has been paid for that work. Check was picked up on 1/14/25.
- DOC's Fitness Equipment will be repairing the treadmill in the fitness room. Parts are on order for this prehistoric treadmill.
- One asphalt sealing bid has been received (Manel). Waiting for Magic Seal and Shuttleworth to weigh in. We are scheduled to crack fill both streets, as needed, and also crack fill and seal 20 driveways plus the clubhouse lot, which will also be striped.
- Budget preparation is ongoing.

Financial / Treasurer's Report – Paul Keitz

Treasurer Executive Summary – For December 2024

a. Our HOA has a total checking **account** balance of **\$63,026.47 available** in **our** Operating Fund as of **the** end of December. Total **Homeowners** account expenses were **\$33,033.27**

b. Our **HOA** has a **total** Maintenance Reserve **Account** of **\$818,708.14** allocated for long **term** repair/replacement for **identified** reserve assets. We presently have **\$678,000 in CD's** and **\$140,708.14 in cash reserve savings**.

c. **Our HOA** has a **Total net worth** of **\$881,734.46** as of closing on **12/30/24**.

d. Refer to page 2 of the December Crofton **Report** for the topic **details** that will **now** be **addressed**. **Replace** the \$34,325 taken from the Reserve **Account** for pavement **Improvements with** deduction **of** that amount from our \$63,026.47 Operating Fund checking **account** balance from the end of December Crofton report. **This will** leave a remaining checking account balance of \$28,701.47. in our Operating Fund. **By adding** the \$34,325 back into the Cash Reserve Account this will give **us** a total of \$175,055.14. I request the Board to **approve** the purchase of an additional CD in the amount of \$125,000 to further maximize **our return on our reserve money**.

e. Our Villas at Canandaigua financial strength remains in a strong position

ACTION: Patti motions to approve purchase of a CD for \$125,000, Jim seconded. All approve.

2. Finance Committee

- The committee has been working on next year's Budget.
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Committee Reports -

1. Clubhouse – Cindy Brink

- The new TV cannot be used for Sports and News. A community member is needing to sign in with personal account.
- Valentine's party
- Clubhouse renovation is nearing completion

2. Building and Ground Maintenance – Bob Kayser

- **Water meter /Irrigation system status** – request of new water meter at no charge. Looking to find someone who could do underground water investigation.
- Recognize Peter Millar and Thomas Kadlubowski for their work on the maintenance committee. Both have family issues and can no longer serve.
- At this time, all maintenance issues should be brought to Crofton – Purdue attention by a phone call to the office.

- **Dryer vent maintenance**

- Phase 4 have screens over dryer vents that is a fire hazard. Requesting WCI take care of this.
- Lint builds up on roof shows dryer vents need to be cleaned.

3. Pool - Jim Francisco –

- Precision Pool proposal for repairing tiles and plastering
- Ordering annual supply of Bromine tablets now at lower Price
- Working on getting solar cover replaced under warranty

4. Sunshine –Becky Gavitt

- No report

5. Architectural/Landscape -Jim Mc Murray

Open Variance Requests – None

Old Business-NONE

New Business – French Drain installation Blair and Julie Cumins and Neighbors 5163 Cheshire Glen

ACTION: Bob motioned to approve Dynamole to install an extensive french drain at a cost of \$9750, seconded by Patti. All approved.

Membership Participation – Video on and Unmute to be Recognized

Cindy Brink asked about, in regard to high water Bill and if current quarterly charges are back to normal. Answer, yes they are. The high charge happened when irrigation was on.

Joyce Fiorentino stated that some Street lights are out and concern for lack of lights on Abbey Rd., and concern about electricity going out in ponds. Request that this be brought to WCI attention before closing

Nancy Roche has had rodent problems at 5132 Cheshire Glenn Rd. Hired an exterminator and rodents are eating bait, and problem still persists.

Chris Zaremba asked when screens are removed Will there be a replacement to prevent rodents don't get down. Answer no, they need to be open? Is there a flap that is/could be installed? This needs to be looked into

Chris received draft of blue prints

Special Announcement: Bob has a family issue that will not accommodate his continue to work as president of the Board. Bob resigns from the board and the presidency.

- Thank you, Bob for your service to our community!

Adjournment- 11:50

Next Board Meeting will be February 20th at 10 am in the Clubhouse and via Zoom.

ADDITION!

An Executive Meeting was held Wednesday, January 22nd.

Board members present: Patti Winn, Paul Keitz (via Zoom), Jim McMurray and Marty Shepardson.

1. Bob Kaysers resignation from Board

ACTION: Patti motioned to regretfully accept Bob Kayser's resignation as President and member of the Board of Directors, seconded by Marty. All approved.

2. Paul Keitz volunteered to serve as President through the general election in the fall of 2025.

ACTION: Patti motioned to appoint Paul as President of BOD until the general election in the fall of 2025, seconded by Marty. All approved

3. Send out a letter to general community requesting interest in becoming a member of the BOD