

# Villas at Canandaigua

## Board of Directors Meeting

Thursday, May 25, 2023

### Agenda

#### Board Members present:

Paul Keitz, Dan Kwarta, Jim McMurray and Patti Winn. Excused absence Ken Carbone

#### Homeowners/Guests present:

Cindy Brink, Joan & Lou Saltrelli, Rick Steiner, Paul Bujnzecki, Barb Lipari, Helen Schultheiss, Cathie Shepard, Susan Thompson Francisco, Jim Francisco, Barb & Mike Goodman, David Scoville, Carolyn. Zoom: Jim Manetta, Jewel Wink and Ed Seus

#### Called to Order

Pledge of Allegiance and Moment of Silence

#### Membership Participation –

- Barb Lipari inquired about when [Bay Landscape] would be adding mulch

#### Review for approval:

1. BOD meeting minutes of April 27, 2023: ACTION: Dan motioned to approve, seconded by Jim McMurray, all approved.
2. Executive Session May 8, 2023, ACTION: Dan motioned to approve, seconded by Jim, all approved.
3. Board Workshop Minutes of May 18, 2023: ACTION: Dan motioned to approve, seconded by Jim, all approved.

#### Any additions / changes to this agenda?

1. Over the air Antenna
2. Wire Shelving for pool shed and Club House closet
3. Quote for Electrical Safety issue in pond – Zabo Electric

**President's Message:** Paul shared that he was happy to be back in the Villas of Canandaigua after spending the winter in Florida. There was an early strong weed growth due to a mild winter. Bay Landscape should pull weeds before mulch is spread. There is concern about damaged shrubs. The BOD has been focused on the Reserve Fund.

**Treasurer's Report:** Dan shared the current budget. For more details please refer to binder on table where calendar is kept in club house.

## Report from Property Manager:

Jim reported on work orders and contracts for our community.

## Committee Reports:

### - Clubhouse - Cathie Shepard:

- The Kentucky Derby party was a success! Much thanks to Jo Morgan for organizing and executing the party.
- Informal happy hours will resume starting in June on the patio at the clubhouse on Wednesdays starting at 5 pm. The first one will be kicked off with a Luau Party hosted by Cindy Brink and Joan Saltreli.
- Request for new shade umbrella on the patio.

### Finance – Dan Kwarta –

- CDs need to be renewed every 4 months. Please see binder on table with calendar in clubhouse for specific information.

### Maintenance – Dan Kwarta

- There will be a meeting 5/11.
- Please see binder on table with calendar for detailed information.
- Dan is looking for someone to replace him as chair of the Maintenance Committee

### Pool – Mike Goodman:

- The pool is open!
- It will be opened when temperature is greater than 60 degrees

### Sunshine – Barb Lipari/Becky Gavitt

- A memorial donation was made

### Architectural/Landscape – Paul Keitz, Variance Requests:

- Annette Preston – planter and perennials – no requirement
- Crofton #100 – Thomas Schrader – Patio fence and gate – ACTION: Patti motioned for approval, seconded by Dan, all approved.
- Kenrick form – Lou Saltreli – Gold plated Door Knocker – Redo on Crofton form. ACTION: Paul motioned for approval for door knocker with a maximum height of 8 inches, Patti seconded, all approved.

## Old Business:

1. Status of replacing damaged garage doors from 2021-22 winter- Jim Manetta
  - All garage doors have been fixed except for one
2. Status of HOA common land reassessment, three phases – Paul Keitz
  - Paul was successful in lowering assessment on common ground that has no buildings.

3. HOA Committee Mission Statement review/approval – BOD
  - We will look for input from committees before any action is taken on this.
4. Set up Town Hall Meeting, time and date, with Chris Jensen – Canandaigua Code Enforcement subject - Villas at Canandaigua Roads and Ponds – Paul Keitz
  - We will need to hold off on this because Chris Jensen is no longer working in for this and they are searching for a replacement
5. 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
6. Purchase of wire shelving in pool pump house. ACTION: Jim motioned for approval and seconded by Patti, all approved.
7. Over the Air Antenna: Patti has researched the possibility of replacing cable with OTA Antenna. Jim Manetta will need to contact Spectrum to get new quote for service without cable.

#### **New Business:**

1. Formal acceptance of Cindy Brink for clubhouse Reservation contact reporting to the Clubhouse Committee – ACTION: Paul motioned for approval, seconded by Patti, all approved.
2. Patio Shade umbrella proposal – ACTION: Paul motioned for approval, seconded by Patti, all approved.
3. Zebo Electric: The pond's water level is 8 inches higher since electric box was placed under water fall on west side of the middle pond. Paul motioned to hire Zebo Electric to raise the electric service for a maximum of \$600.00, Jim seconded, all approved.
4. We are looking for someone to step forward to write the Newsletter for the Villas.

#### **Membership Participation -**

1. Jo Morgan noticed that a screen was left under the pool table.
2. Susan Thompson had a question regarding Calendar.

**Next BOD meeting – Thursday June 22, 2023 at 10 am at the club house and via Zoom.**

**Close Meeting: 11:39 am**