

# Villas at Canandaigua

## Board of Directors Meeting

Thursday, January 26, 2023

### Agenda

Board Members present: Jim McMurry, Patti Winn; Paul Keitz and Dan Kwarta via ZOOM. Excused absence: Ken Carbone.

Homeowners/Guests present: Betsy Cox; via ZOOM: Margaret McCarthy, Chris & Karen Zaremba, Ed Seus, Tamara Hackler, Chet Starowitz, Mike and Cathy Goodman, Bill Dobb, Jewel Wink.

Called to Order

–Pledge of Allegiance and Moment of Silence

Membership Participation – none

Review - BOD meeting Minutes of Dec. 09,2022: ACTION: Dan moved to approve minutes and seconded by Paul. All approved.

Any additions / changes to this agenda:

- New business:
  6. Clearly Aquatics
  7. Precision Pool

**President’s Message** – Paul welcomed to 2023 and its challenges. The bottom line is expenditures. We have had to raise HOA dues have stayed the same only twice in the past six years.

**Treasurer’s Report** – Dan provided the board with the following:

BALANCES AS OF 12/31/2022 (taken from Crofton -Perdue report)

Operating Budget (Checking at M & T)	\$ 25,890.10
Reserve identified (at M & T – Savings)	123,381.64
<u>CD reserve (at LNB &amp; Barclay)</u>	<u>445,000.00</u>
TOTAL NET WORTH	\$ 594,271.74

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

- Roof leak and bathroom vent which will not be addressed until Spring
- Insurance claim was settled with Dezio December 2<sup>nd</sup> and he will order new garage door panels

**Committee Reports** -

- **Clubhouse** - Cathie Shepard thanked all for efforts for the New Year's day Holiday brunch.
- **Finance** – Dan Kwarta: no report
- **Maintenance** - Dan Kwarta: No work requests through the maintenance committee this month.
- **Pool** – Mike Goodman reported that the pool opening will be May 15<sup>th</sup> with a tentative closing the 2<sup>nd</sup> week in October depending on weather. Committee saves over \$1000.00 by volunteers doing weekly/daily maintenance.
- **Sunshine** – Barb Lipari/Becky Gavitt: no report
- **Architectural/Landscape** – Chet/Jan Starowitz: no variance requested.

**Old Business –**

1. 2023-24 Budget discussion – The latest proposal was discussed. Comparison of Dan's and Crofton were close but had some difference. Paul, Dan and Jim Manetta will meet 1/31 on ZOOM to finalize 23/24 budget to be presented in the February meeting for approval.
2. 2021-22 Winter Damage – Insurance check received/new garage door panels status – see Jim Manetta's report from Crofton above.
3. Approval of Bay Landscape Contract – ACTION: Jim McMurray motioned to approve seconded by Paul, approved by all.
4. Approval of Marci Cleaning biweekly service for 2023 – ACTION: Paul motioned to approve, seconded by Patti, approved by all.

5. 2022-2023 Committee Chairs/Board Liaison assignments - Discussion and assignments -BOD

	<b>Chairs -</b>	<b>Liaison</b>
- Architectural/Landscape -	<u>Chet/Jan Starowitz</u>	<u>James McMurray</u>
- Maintenance -	<u>Dan Kwarta</u>	<u>Paul Keitz</u>
- Pool -	<u>Mike Goodman</u>	<u>Dan Kwarta</u>
- Sunshine -	<u>Barb Lipari/Becky Gavitt</u>	<u>Patti Winn</u>
- Finance -	<u>Dan Kwarta</u>	<u>Dan Kwarta</u>
- Clubhouse/Special Events -	<u>Cathie Shepard</u>	<u>Ken Carbone</u>
- HOA Orientation -	<u>Laurie Stoutz</u>	<u>Patti Winn</u>
- Meet and Greet -	<u>Jan Starowitz</u>	<u>Patti Winn</u>

## **New Business**

1. Approval of Pinnacle Landscape Contract for two-year contract presented, '23-'24. ACTION: Paul motioned to approve, seconded by Jim, approved by all.
2. Approval of Fred's Flags Maintenance for 2023 – ACTION: Paul motioned for approval, seconded by Dan, approved by all.
3. Approval of Potter Heating, Cooling, and Plumbing contract for 2023 – ACTION: Paul motioned to approve, seconded by Jim, all approved.
4. Approval of Waste Management 3 YR contract starting in 2023 – incorrect number of unit. Action postponed until Feb. BOD meeting.
5. Approval of CAI Membership for 2013 – ACTION: Patti motioned for approval, seconded by Jim, approved by all.
6. Clearly Aquatic (Ponds): question about firm contract. Postponed until February BOD meeting.
7. Precision Pool – contract for opening and closing of pool in addition to purchasing Chemicals to maintain pool as needed. ACTION: Paul motioned to approve, seconded by Dan, all approved.

**Membership Participation** - none

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

**Close Meeting:** meeting was closed at 11:30 am.