

Bristol Harbour Village Association

Community Meeting – South Bristol Town Hall

Thursday, March 30, 2023

6:30 PM

Gloria welcomed everyone and called meeting to order at 6:30PM

Roll Call: Gloria Harrington (in person), Alexis Ortiz-Heaney (in person), John Constance (in person), John Schultes (in person), Hannah Snyder (online), Dave Richardson (online). **Absent:** Gina Cushing, Pat King, Ginny Lalka

Kenrick: Anita Smith, Ashley Christoff, Kathleen Bassage (all in person)

Legal Update: Provided by Tony Rupp of Rupp-Baase. Mr. Rupp provided the BHVA community with a summary of progress, providing some detail. The case has entered into the discovery phase. Rupp is eager to try case and find resolution Gloria thanked Mr. Rupp for his time and expertise. Mr. Rupp opened floor to homeowners for questions.

Homeowner Questions: (Legal)

- **When will case go to trial?**
- **If we lose trial, does insurance cover punitive damages?**
- **Has mediation been an option or is trial the only option?**
- **Is the appellate decision taking too long since it has been 4 months?**
- **Follow-up question: if case does not end in our favor, what recourse would there be?**
- **Why is recovery phase taking so long?**
- **What was the most important issue that held up the settlement through mediation?**
- **How much was Fields asking for Marina?**
- **Is it possible to take case to binding arbitration?**
- **If Mr. Fields gained access to slip by means other than the village elevator, for example by water taxi, would that be considered means if access?**

Gloria introduced Kenrick staff: Anita Smith, CEO; Ashley Christoff, Administrative Assistant and Kathleen Bassage, new Property Manager.

Management Report: Anita Smith

Pedestrian Bridge – Kenrick has been in touch with Heartwood and they are working alongside TKElevator to repair bridge/elevator. Project is very dependent on weather.

Beach Gate – gate will be up in the near future and access cards will work down at the beach.

Elevator Panels – Wind and rain have delayed work but crew is ready to return to work when weather permits.

Tree Work – Tim Swagler will be removing dead ash trees throughout property.

Stair Repair – Stair repair will begin late summer or early fall.

Homeowner Questions: (Management Report/Facilities)

- Please elaborate on the beach fence progress
- Will we be reusing fence that we had last year?
- Does the contract with Heartwood have a completion date?

Financial Report: Alexis Ortiz-Heaney

Alexis shared list of on-going projects with community. Explained that BHVA receives the financial reports typically in the third week of each month. She takes her time reviewing reports and needs time to be able to work with Kenrick to ask/answer any questions that arise. Informed homeowners of various projects that were unforeseen that BHVA had to deal with: tree removals, Hillside paving, lighting project, etc.

Gloria read questions that were sent in via Email to askbhva@gmail.com – the majority of which were answered during reports given by Alexis, Tony and Anita.

Additional Homeowner Questions: (General)

- **Are the Cooks paying special assessments?**
- **Why can't community hold meetings at Community Center?**
- **When will fire hydrants be operational?**
- **Anyone interested in considering a dog park for BHVA?**
- **Is the Board trying to get the town to close down the kayak rack rental?**
- **Can Board request that Frontier take care of old boxes throughout community?**
- **Can 2023 Budget be added to the Bristolharbourvillage.org website?**
- **Is Board considering changing rental policy in the declaration? If so, how?**
- **Please remind homeowners to not feed wildlife**
- **Will there be a community garage sale this year?**

Meeting adjourned at 8:31PM