

Bristol Harbour Village Homeowners' Association Annual Meeting

Town of South Bristol Town Hall and via WebEx call in

August 13, 10:00 AM

Present: Gloria Harrington, Patricia King, John Constance, Dave Richardson, Gina Cushing, Ginny Lalka, Kim Pugliese, Anita Smith with Kenrick Corp. **Absent:** Ed Wildman

Call to Order: The Annual Meeting of the Bristol Harbour Village Association at the Town of South Bristol was called to order at 10:02 am. 108 Proxies, 184 units represented.

Approval of the Minutes - Jim Mangin made a motion to approve the minutes from the 8/21/22 annual meeting. Bob Pierce, seconded the motion. Minutes approved unanimously.

Committee Reports:

Treasurer's Report - Anita Smith as Ed Wildman was unable to attend. Account Balance as of 6/30/22 - \$463,701. BHVA is in good financial shape

Legal - Gina Cushing - Litigation between FEI and BHVA is in the middle of the discovery process. This will be finished by October 31, 2022. BHVA BOD sent a letter 7/06/22 to the Town of South Bristol Supervisor and Code Enforcement Officers with regard to various BHVA requests for CEO to review and take action relative to code violations existing on parcels owned by FEI in the BHV Planned Development prior to the date of that letter. (The BHVA letter to the TOSB was read at the 7/14/2022 BHVA Board meeting). On 8/2/2022, the Code Enforcement Officers responded to that letter from BHVA with their position on certain of the issues. BHVA intends to appeal the Code Enforcement Officers' decision to the Town of South Bristol's Zoning Board of Appeals before 10/26/22. If unsuccessful in its appeal to the ZBA, BHVA can appeal via an Article 78 procedure through NY State Supreme Court. es.

Environmental Committee - Ginny Lalka. A thank you to residents for filling out forms properly and adhering to the rules stated by the EC. She thanked her team: Todd Eachus, Kim Pugliese, Amy Gordon, Amy Luersen, Ellen Wildman. Over 20 applications approved, average turn around time is less than a week. Forms and information available on Kenrickfirst.com.

Facilities Report - Kim Pugliese The past year's accomplishment with the help of community members, Board Members and Kenrick.

Highlights:

Completed the construction of the new facilities / maintenance building, interior – including plumbing, electrical outlets, drywall, paint – as well as the exterior beams and lights - and moved all contents from the old facility to the new, by drop dead date – 12/31/2021

Completed the repair of the elevator via barging in the motor and electric control equipment

Negotiated with and transitioned to our new property management company – Kenrick – effective Jan 15th

Completed first stage of pedestrian bridge repair for the opening of the 2022 season

Both the final stage of the ped bridge repair/maintenance AND the repair of the stairs to the beach are projects that are currently out to bid with contractors. Decision on contractor will be made by end of August.

- Stair repair is scheduled to start Sept 12
- Ped Bridge, bridge to the elevator, owned by BHVA is scheduled to close on Oct 17th for repairs – a week after Columbus Day
- The goal is to have BOTH projects completed by May 20th – a week prior to Memorial Day
- Coordinated and ran a charette – which is a brainstorming session - to generate ideas to enhance the common area around the community center – led by Dan Hackett – thank you! Output was documented and available for future use – We had a great cross-section of the community participate and it was a lot of fun!
- Also accomplished getting two newly lined pickleball courts – still have people waiting to play at times, especially Saturday mornings
- Cut-down and removed multiple dead trees in the Common Area around the Community Center; as well as general clean-up and spring plantings
- Firepit and Adirondack chairs outside of the Community Center
- Beach reopened for the season!
 - Massive clean-up of the beach was kicked off by Rec Committee's Volunteer Day at end of April – thank you!
 - Additionally, bad panels on the ped bridge “fence” have been replaced
 - Fixed the beach shower
 - Picnic tables and chairs, steps to water, floating dock, floating ropes, flowers, garbage cans, fit pit were part of the clean-up
 - *140 tons of sand* – trucked-in to the community center are, shoveled into another truck, moved to the beach, dumped and raked!
- Launched the kayak and SUP loaner program for residents and guests
 - 6 storage racks built by Kenrick
 - 28 vessels (24 without the vessels for children) – a combination of purchases and donations
 - Registration process established – pages and pages of participants
 - OVERALL – It's been so fun seeing people enjoy the beach area – swimming, playing in the sand, sitting around the bonfire, enjoying the calmness at sunset with friends.

Recreation Committee - Teri Hauck

A Thank you to Community Volunteers: Shuttle - beach taxi. 46 volunteers, 547 riders

Reminder: Smokin Hot Chicks BBQ, September 4, 2022, Rollin Heads providing music.

Fred Muhleman - Kayak Program began end of May. 28 vessels on 6 racks built by Kenrick

Demonstrations by Teri and John Hauck to 40 people. 700 uses, 450 waivers, broken paddles.

Anita Smith - reiterated that residents voted online for the first time: Election Buddy

Charlene - 197 Ballots submitted:

Board Members;

Patricia King,

Ginny Lalka,

John Schultes,

Hannah Snyder

Residents invited to comment on "election buddy".

Privilege of the Floor: - Questions from residents on yard waste, composting, meditative space, legal specifics, parking lot and bridge near condo 1 and 2, having a grill at the Community Center for all to use.

Gloria gave notice that there would be an organizational meeting in the near future.

Don Rimai motioned to adjourn the meeting, Dave Godshall, second, approved unanimously. Meeting Adjourned at 10:50 AM

Respectfully Submitted,

Patricia King, Secretary