

Villas at Canandaigua
, Board of Directors Meeting
Thursday, March 27,2025
Minutes

Board Members present: Marty Shepardson, Mike Wischnowski, Jim McMurry, Patti Winn and via ZOOM Paul Keitz

Homeowners / Guests - present or on Zoom: Renata Reber, Meg Schaeffer, Alan Shepardson, Cindy Brink, Bill Frohm, Judy and Dan Kwarta, Nancy Roche, Peg and Tom Schrader, Bob and Valerie Kayser, Thomas Kadlubowski, Joyce Fiorentino, Laurie Stoutz, Barb and Andy Jarzynski, Janis Kontos, Paul Bujnicki and via ZOOM Marilyn Hogle, Ginny Saur, Bill and Darlene Dobbins, Sandi and Dieter Busch.

Call to Order

- Pledge of Allegiance and Moment of Silence

Call for addition or Deletions to Agenda by Board members-

No additions

Approval of Minutes - February 20,2025

ACTION: Marty motioned for approval of February 2025 minutes and Jim seconded. All Approved.

Presidents Message –

We need to get a strong Maintenance Committee in place – a critical need, representing all four phases of building.

Report from Property Manager - Jim Manetta via ZOOM

-Formal approval of **Basic Contracts approved by the BOD during the budgeting process.**

Ongoing / New Business:

- Waste Management continues to honor their offer to reduce refuse pickup costs by \$225 per month for December, January, February, and March in consideration of the absence of snowbirds. Invoices for January, February and March have correctly reflected that discount.
- Solutions One will be doing the annual inspection of the 3 backflow prevention devices in the clubhouse mechanical room on Tuesday, April 1st.
- The 2025 / 2026 budget was approved and distributed to homeowners. The monthly rate with no increase was approved ***(\$350/month).
- Contract awards were issued to the following:
 - o Fred's Flags (flag pole and flag maintenance)
 - o Precision Pools (open/close/chemicals)
 - o Manel Sealers (crack fill and seal 20 driveways and clubhouse lot)
 - o Clearly Aquatics (maintenance of the 3 ponds)
 - o Bay Landscape (mowing, edging, bed maintenance, spring and fall cleanup, shrub pruning, mulching)
 - o Pinnacle Lawn Service (lawn fertilization and weed control)
 - o Tim Swagler Tree Service (trimming of 65 designated trees)
- Still to be negotiated / decided:
 - o Irrigation Tech (2025 irrigation system open, winterizing, repairs) Waiting for proposal from contractor
 - o Bluegrass Enterprises (snow removal/salting for 2025/2026 season)

o Insurance proposals (USI vs Quinton) Brokers have offered to do presentation to Board and homeowners to help with decision

ACTION: Paul motioned to approve all contracts; Marty seconded. All approved ACTION: Patti motioned to accept 6 contracts, Marty seconded and all approved.

Treasurer's Report - Paul Keitz – Per my report.
Covering February 2025 actuals - end of month 11 for fiscal **year 2024-25**

1. Treasurer Executive Summary - For February 2025

- a. Our HOA **has a total checking account balance of \$44,715.60** available in **our Operating Fund** as **of the end of** January. Total Homeowners **account** expenses **amounted to \$35,895.89**
- b. **Our HOA has a total Maintenance Reserve Account of \$859,198.89** allocated for long term repair/replacement for identified **reserve assets**. We **presently have \$803,000 in CD's and \$56,198.89 in cash reserve savings**.
- c. Our HOA has a **Total net worth of \$903,914.49 as of closing on 02/28/25**.
- d. **Our Villas** at Canandaigua financial strength remains **in a strong position**.

Committee Reports -

Architectural / Landscape - Jim McMurray

- No report

Building and Grounds Maintenance - Marty Shepardson / Crofton –

- Tree trimming was done in 3 days
- Dynamole worked on drainage near Parish Rd extension entrance
- Painting of doors/shutter will go through maintenance committee on a rotational basis if needed.

Update on Spina Forensic Report?

- Still working to create an escrow account to take care of issues once WCI leaves and we sign off.

Clubhouse - Cindy Brink

- Presented two possible light fixtures to replace entry way and meeting room ceiling lights
- There will be an Easter brunch on Saturday, April 19th at 11 am

Finance - Paul Keitz

The committee will be meeting with Crofton to go over reserve account

Pool - Jim Francisco -

- no report

Sunshine -Becky Gavitt

- no report

Old Business –

- **Forensic Legal opinion - Christina Deats - Harter, Secrest Emory**

- **Mailboxes** - Discussion - Marty Shepardson

- this will be taken care of by the maintenance committee
- numbers on mailboxes in phase 4 are not the same as the rest of the community. Possibly will be part of the escrow from WCI to cover the cost of new numbers.

- **Community Lighting** - Town Hall Meeting – BOD discussion

- discussion took place with no action taken by the Board of Directors.

New Business -

- **Winter Damage** - Snowplowing - Document w/action – BOD

- Jay from Bluegrass Enterprises will be on site to inspect for damage.
- **Spring Startups** - Plan for Irrigation Startup - Pool startup, install of new water meter, logistics and who. - discussion BOD
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- **Master Community Insurance** - Set date for BOD meeting with Insurance provider thru Crofton.
 - o The board will be meeting with two insurance providers to determine which company we will have for HOA insurance. We will be covered in the interim.
- Schrub / Tree / Plant** – Replacement/removal/trimming - BOD discussion
 - Replacements will be made by July 1st to allow bushes to bloom
- **Maintenance Committee Needed** – Discussion / size/ structure – By Phases 1-4 – BOD action
 - o As stated by Paul in his address, this is a critical need. At this point we have representation from Phases 2, 3, and 4 and in need of a homeowner from Phase 1.

Membership Participation – Video on and unmute to be recognized.

1. Dan Kwarta read a letter expressing some of his concerns.
2. Bob Kayser expressed concern about access to Crofton website for meeting minutes.
3. Joyce recognized Paul as the only person who has been involved in the community since the beginning. Paul will hold a meeting this summer to go over the “blue book” and addendums with discussion.

Next Meeting – April 24, 2025 - 10am Clubhouse and Zoom

Adjournment- 11:16 am (started at 10:02)