

**KIMRY MOOR HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING
WEDNESDAY, SEPTEMBER 30, 2020
VIA ZOOM, 7:00 PM**

Present: R. Greene, R. Colton, J. McLoughlin, C. Pilon, M. Levine, B. Sweeney, J. Yanno, L. Crawford, P. Curtin and Kathryn Wolff of TJMG Properties.

Opening Remarks:

Richard Greene welcomed the Homeowner's present and called the annual meeting to order. He then asked for a moment of silence for our residents who have passed away this year.

President's Report: Richard Greene gave his annual report (copy attached).

Secretary's Report: Janet McLoughlin asked for a motion to approve the minutes from the HOA Board Meeting held on September 24, 2019. The motion was made, seconded and approved by a unanimous vote.

Vice President's Report: Ray Colton reported that he fills in when Richard Greene is not available.

Treasurer's Report: Claude Pilon gave his annual report (copy attached).

Property Manager's Annual Report: Kathryn Wolff read the property managers report submitted by Mark Bright (copy attached).

Annual Committee Reports:

Grounds: Linda Crawford submitted the committee's annual report (copy attached).

Tree and Garden: Joan Yanno gave the committee's annual report (copy attached).

Maintenance: Marty Levine gave the committee's annual report (copy attached).

Architectural Control: Jill Brooks gave the committee's annual report (copy attached).

Roofs and Chimneys: Richard Greene gave the committee's annual report (copy attached).

Clubhouse and Social: Lynne Greene submitted her annual report (copy attached).

By-laws: Ray Colton gave his annual report (copy attached).

Welcoming: Linda Shapess submitted her annual report (copy attached).

Pond and Swale: Richard Greene gave his annual report (copy attached).

Neighborhood Watch: John Cooper gave his annual report (copy attached).

Insurance: Linda Crawford submitted the committee's annual report (copy attached).

Pool: Richard Greene gave the committee's annual report (copy attached).

Grievance: Morris Torres reported that in 2020 the Grievance Committee did not meet since there were no cases to investigate.

Nomination: Barbara Sweeney gave the committee's annual reports (copy attached).

ELECTION OF NEW BOARD MEMBERS BY HOMEOWNERS

The presence of, or proxies from, one homeowner from each of at least 21 units, constitutes a quorum necessary to transact business. The secretary verified that there were 25 units represented at the Annual Meeting either in attendance or by proxy.

Barbara Sweeney, the Nominating Committee Chair, provided the homeowners with a list of current members of the Board of Directors, including the date when their current term is completed.

President - Richard Greene	Term ends-2020
Vice President-Ray Colton	Term ends-2020
Treasurer-Claude Pilon	Term ends-2020
Secretary-Janet McLoughlin	Term ends-2022
Board member-Marty Levine	Term ends-2021
Board member-Linda Crawford	Term ends-2021
Board member-Barbara Sweeney	Term ends-2021
Board member-Joan Yanno	Term ends-2022
Board member-Pat Curtin	Term ends-2022

The committee chair announced that the terms of three Board members would end on December 31, 2020. (Richard Greene, Ray Colton and Claude Pilon)

The committee chair then announced that the committee received three applications to fill these vacancies. Rick Bruner, Paula Haynor and Laurie Kushner.

A motion was made, seconded and approved to elect these homeowners to the Kimry Moor HOA Board of Directors. Their terms to commence on January 1,2021.

A motion was made, seconded and approved to adjourn the September 2020 Annual Meeting.

Respectfully submitted,
Kathryn Wolff
Association Account Manager
TJMG Properties

Kimry Moor Homeowners Association

2020 Annual Meeting

President's Report

I want to take this opportunity to thank the Board of Directors and Members for giving me the opportunity to be your President.

In 2019, TJMG, the HOA's Property Manager, updated their e-mail program by using the AppFolio Online Program. This allows Homeowners to access all past and current notices and correspondence that pertains to their Unit. If you have not registered with the AppFolio Online Program, please go to <https://tjmg.appfolio.com/connect>.

At the end of each Monthly Meeting, there is now an "open forum". This gives all Members an opportunity to ask questions or discuss his or her concerns. If necessary, such questions or concerns are directed to the appropriate Committee or placed on the next monthly meeting's Agenda.

Our meetings now follow "Roberts Rules of Order", where possible.

I want to thank all of the Committee Chairs and their members for their time and work. Some of their accomplishments include –

- Updating of the By-Laws and filing the current Covenants and By-Laws with the Onondaga County Clerk
- Daily maintenance or testing of Kimry Moor's swimming pool to comply with NYSDOH and Onondaga County Health Department regulations and guidance during COVID-19.
- Finalizing the Corp of Engineer's permit so soils and spoils can be removed from the swale west of Kimry Moor's main road.
- Changing the sodium street light at the entrance to Kimry Moor to a LED street light resulting in a monthly savings of \$3.08.

Reminders, -

- Kathryn Wolff is the designated contact person at TJMG for Kimry Moor Homeowners//Residents. Kathryn can be reached by e-mail (associations@tjmgproperties.com) or telephone (315-299-4277).
- Do not attempt to shovel snow or break ice that may accumulate on your roof and/or gutters since such action will void the HOA's roof warranty.
- The installation and maintenance of gutters and downspouts are the responsibility of the Homeowner.
- The care and maintenance of all trees, shrubs and other plantings within 10-feet of the Unit's foundation, as originally constructed, are the responsibility of the Homeowner.
- The Town of Manlius and the By-Laws of the HOA require that all dogs be on leashes and dog waste is bagged and disposed in the dumpster.
- The garbage dumpster is ONLY for the disposal of household waste. This does NOT include trees, shrubs, toilets, furniture, construction materials, other bulky materials, etc. Cardboard boxes are to be broken down and placed in the recycling dumpster.

Please make an effort to attend the monthly meetings of the Board of Directors.

Respectively submitted,

Richard J. Greene
President

KIMRY MOOR HOMEOWNERS ASSOCIATION

FINANCIAL REPORT

FOR THE YEAR 2019

1 BALANCE SHEET AND PROFIT & LOSS

Operations - Cash Balance of \$61,228 a reduction of \$47,222 compared to 2018 year end balance of \$108,450.			
Due primarily to funds transfer to the Roof Replacement Reserve of \$72,800; profit in 2019 of \$11,462			
Emergency Reserve - Cash Balance of \$52,316 - a \$1,291 increase for interest income			
Retained Earnings from prior years = \$6,096			
2018 YEAR-END ROOF REPLACEMENT RESERVE BALANCE - Key Bank		\$	58,199
Common Fees transfers - four quarters	\$ 50,400		
Funds Transferred from M&T Bank to Key Bank	\$ 72,800		
		\$	123,200
Total Expenditures		\$	179,433
			15 units & 2 partials
2019 December G/L Balance - Key Bank		\$	1,966

TOTAL YEAR PROFIT & LOSS:		\$	11,462	PROFIT
Income:		\$	298,920	
Common fees for four quarters	\$ 285,600			
New Homeowners fee for unit 108, 114, 202, 504, 509, 707 & 805	\$ 11,200			7 new homeowners
Interest Income & Late Charges	\$ 2,120			
Expenditures:		\$	(235,767)	% of Total Expenses
Contract services	\$ 103,184			44%
Insurance	\$ 38,434			16%
Chimney Repairs - for all roof replacements & unit 713 - total of 18 units	\$ 20,100			9%
Grounds & tree Service - primarily pruning of trees in late December	\$ 20,409			9%
Pool Maintenance & Repairs	\$ 9,891			4%
Utility, including water charges	\$ 8,778			4%
Other General Maintenance & Repairs, includes property surveyors costs	\$ 7,916			3%
Pond, Stream & Swale Costs	\$ 7,721			3%
Sidewalk repair at unit 306, 509, 603 & 507; and paver credit for unit 825	\$ 5,840			2%
Major deck repairs at unit 607 and misc. repairs at other decks	\$ 3,861			2%
Paving & Sealing Roads and Driveways	\$ 2,501			1%
Roof Repairs	\$ 2,842			1%
Clubhouse & Social Events	\$ 1,386			1%
All other expenditures - including Accounting, Taxes, flowers etc.	\$ 2,904			1%
Funds transferred to Roof Replacement Reserve		\$	(50,400)	
Interest Income transferred to the Emergency Reserve		\$	(1,291)	

2 CHECKS ISSUED - 213 FOR THE YEAR; 18/MONTH

3 RECOMMENDATIONS:

Transfer portion of 2019 profit to Roof Replacement Reserve	\$	10,000
Transfer portion of Retained Earnings to Roof Replacement Reserve	\$	6,000

KIMRY MOOR HOMEOWNERS ASSOCIATION
AUGUST 2020 YTD FINANCIAL REPORT

1 BALANCE SHEET

Operations - Cash Balance of \$68,648 a decrease of \$44,896 compared to 2019 year end balance of \$113,544		
Due primarily to cashing CD & transferring \$52,539 to Roof Replacement Reserve		
Roof Replacement Reserve - Cash Balance		
2019 YEAR-END BALANCE - Key Bank	\$ 1,966	
Common Fees transfers - three quarters	\$ 44,850	approximately \$15,000 qtr.
Closing CD & transfer of funds	\$ 52,539	Discontinued CD for roof replacements
Funds Transferred from M&T Bank to Key Bank	<u>\$ 16,000</u>	from Retained Earnings
Total Income	\$ 113,389	
Total Expenditures	<u>\$ -</u>	We'll spend about \$85,000
2020 August G/L Balance - Key Bank	<u>\$ 115,355</u>	Balance at y/e will be about \$40,000

2 PROFIT & LOSS STATEMENTS

<u>AUGUST YTD PROFIT & LOSS:</u>		<u>\$ 50,419</u>	PROFIT
Revenues:			
Three quarters of common fees	\$ 226,800		
New Homeowner fee	\$ 2,000		Unit 301 (anticipating total of four new homeowners)
Interest Income & Misc. income	<u>\$ 724</u>		\$291 billing to owners for tree service
Total	\$ 229,524		
Expenditures:			
Contract Services	\$ (71,986)		Charges from TJMG & Waste Management
Insurance	\$ (33,412)		Annual cost expected to be \$40,000
Tree Service	\$ (5,072)		Foliage treatment on crabapple trees & blue spruce
General maintenance/Repairs	\$ (5,840)		Sidewalks \$1,070, purchased mailboxs \$325, Greg Cohen's work \$3,746
Pool maintenance, repairs etc.	\$ (7,896)		
All other expenses	<u>\$ (9,813)</u>		Utilities of \$3,170 & installed drainage pipe behind units 903 - 907 for \$1,141
Total	\$ (134,019)		
Funds transferred to Roof Reserve and CD's	\$ (45,086)		from Common Fees

3 YEAR OUTLOOK

Forecasted to be \$21,000 favorable to budget; minimum chimney costs & roof repairs

4 RESIDENTS QUARTERLY COLLECTION

no delinquencies

5 BANK RECONCILIATIONS - August

M&T Bank - resolved any issues with outstanding checks

TO: Board of Directors – Kimry Moor Homeowners Association
FROM: Financial Review Committee
SUBJECT: Annual Review of Financial Results and Internal Controls
DATE: April 20, 2020

At the February 2020 Board meeting the Vice President of the HOA appointed Pat Curtin and Morris Torres to serve on the Financial Review Committee. As specified in the By-Laws, Article XI, Section 3, the Treasurer, together with the Financial Review Committee, are assigned to review the books of account for the preceding calendar year.

This review included:

- ✓ Examination of the monthly bank reconciliations of the financial institutions used by the HOA
- ✓ Inspection of cash disbursements and proper approvals thereof to ensure compliance with the organization's By-Laws. Other financial transactions were also reviewed.
- ✓ Preparation and fair presentation of the financial statements in compliance with NYS Requirements and the organization's By-Laws
- ✓ Compliance with the instructions contained in vendor contracts and agreements
- ✓ Maintenance of adequate internal controls as approved by the Board.

Morris reviewed all the checks that were disbursed and they were recorded in the proper accounts. Work orders or proper receipts were matched with checks and correct amount of monies was noted. All approvals were proper.

Pat reviewed the bank statements and determined that the bank reconciliations were done in a timely manner and balances were accurately reflected on the financial statements. The Treasurer routinely reviews the records kept by TJMG and makes accruals and adjustments to accurately reflect transactions in the proper month before the statements are presented to the Board and the Membership. The outside CPA firm completed the tax returns for the Association in February 2020 without difficulty. The 2018 and 2019 excess of income over expenses was addressed by the Board during the February 2020 meeting, and moved to reserve accounts. The Committee did not review procedures for the \$300 clubhouse account, but the Treasurer reported that he oversees the reconciliation and reimbursement of these funds, based upon receipts received.

In our opinion, the financial statements presented fairly the assets, liabilities and equity funds of the association in all material respects. Also, the revenues it received and expenditures it paid for the fiscal year 2019 were appropriate. Additionally, the committee did not identify any material weaknesses or significant deficiencies in its internal controls.

The committee, along with the Treasurer, recommends the following actions:

- ✓ Minor adjustments and corrections are to be expected. TJMG should provide a report or otherwise communicate any adjustments made to prior month activities so the Treasurer can follow the previously reported ending balances in accounts to reconcile to the new beginning monthly balances.
- ✓ Outstanding bank checks over 3 months old, as shown on the bank reconciliations, should be researched by the Treasurer and reissued, if necessary.
- ✓ By the middle of the first month of each quarter TJMG should transfer the reserve funds from M&T Bank to Key Bank as directed by the budget or other Board actions. There is no need to delay this transfer. We understand this change has taken place during the first quarter of 2020, and thanks TJMG for this effort.

The committee, along with the Treasurer, are available to discuss these findings in more detail.

Sincerely,

Pat Curtin and Morris Torres
Financial Review Committee

cc: Claude Pilon, HOA Treasurer
TJMG Properties

Property Manager Report 2020

- We have had a good year at Kimry Moor. It has been business as usual with no major problems.
- The homeowner's first point of contact is TJMG Properties (Preferably email or AppFolio). We respond to the email advising the homeowner that we will pass this on to the appropriate Chairperson. The email received is sent to the Chairperson who handles that particular issue/problem. The process seems to be working well.
- We will have some new Board members and Chairpersons and we look forward to working with all of them.
- Trash pick-up is always on Mondays unless otherwise notified.
- Landscape debris is picked-up on the 2nd & 4th Tuesday of every month from April to October. There will be a final pick-up made on 11/10/20, the 2nd Tuesday of November. No plastics or metal objects should ever be included with the yard waste put in the bags or containers being picked up.

Submitted by

Mark Bright
TJMG Properties
September 29, 2020

Kimry Moor Homeowners Association
Annual Meeting
September 30, 2020

Report for Grounds Committee:

Grounds Committee (Linda Crawford, Richard Greene, Joan Yanno)

- As of two months ago the grounds committee has been divided into two committees Grounds and Trees. Although they are two separate committee's they will work in conjunction with one another.
- We have had one meeting with Mark Bright and it was decided at that time that Mark and I would walk the Kimry Moor grounds to come up with a maintenance schedule for the common areas. A proposed schedule for the end of this year and next will be submitted and a budget determined.
- Scheduled walk around Friday October 2nd.

Respectfully submitted by:
Linda Crawford,
Grounds Committee Chair

Kimry Moor Homeowners Association
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Tree & Garden Committee Report:

Members of the Committee: John Cooper, Lynne Greene, Barbara Sweeney, Joan Yanno

In April the Board approved the Tree & Garden Committee would separate from the Grounds Committee.

On May 27, 2020, our committee met with Jason Pieklik, arborist with the Bartlett Tree Experts, for a detailed walk throughout the entire Kimry Moor property. At that time an extensive list was compiled of all the necessary work that would be needed for tree maintenance.

After receiving an estimated cost of services, it was necessary for the committee to meet (June 19, 2020) to make a prioritized list of trees that need trimming and/or removal. The trees selected are based on the following concerns (in order): safety, health of tree and aesthetics. Since that time, I have received several calls for attention to trees for various reasons. Unfortunately, not all of these requests can be attended to due to budget limitations.

The HOA has a contract with Bartlett that covers many facets of care. Bartlett provides other services for us consisting of: fall pest management including borer and bug treatments; animal repellent; soil fertilization; spring treatment pest management including scab and needle cast. Bartlett Tree Experts started working on the trees in August and will continue throughout the fall.

We have a number of concerns that exceed our budget of \$20,000 and will have to wait until the next calendar budget.

I would like to suggest that the budget be increased by at least \$4,000 as Kimry has many tree concerns that need to be addressed. It is a wise investment if we want to keep our beautiful property in good shape.

I would like to thank the Board for their support and to my committee for their time and interest in the pursuit of preserving our lovely property.

Respectfully submitted,
Joan Yanno
Tree & Garden Committee Chair

Kimry Moor Homeowners Association
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Maintenance Report

I am pleased to report the following results (estimated) through August 31, 2020:

Of the \$17,500 budget we have spent approximately \$10,000. Expenditures include repairs to 6 sidewalks, power washing of many units, siding and garage trim repairs, parging of foundations, repairs to mailboxes and front lamplights (thank you John Cooper) etc.

I anticipate at least another \$5000 of expenses before the end of the year which will still bring us under budget.

Several residents have taken advantage of the sidewalk program. If the resident's sidewalk needs repair and the resident desires to replace the sidewalk with pavers, we will reimburse up to \$750 to the resident based on the cost to repair the sidewalk. The HOA is no longer responsible for the sidewalk if this election is made.

Working with Kathryn at TJMG is a pleasure. I also am thankful that Greg Cohen continues to provide wonderful service to our community. Trevor Morris has provided excellent mason work at very fair prices to the HOA and residents who elect to have pavers. I look forward to working with Ed Dera who will be a member of this committee. A special thank you to our President Richard Greene for his continued support.

Respectfully Submitted:
Marty Levine,
Maintenance Chairman

Architectural Control Committee Annual Report September 2020

There have been 14 requests for exterior changes and 14 approvals. In part these approvals are made possible by the level of detail offered by unit owners in explaining the submitted project plans. This year the committee has recommended that unit owners submit their plans at least two weeks prior to the HOA Board meeting so the committee has time to evaluate the submission to be the best representative to the Board for the unit owner.

There is room on the Architectural Control Committee for additional volunteers, if anyone is interested or would like more information, please feel free to contact me.

The following are the projects which have been approved to date:

- 503- landing and steps
- 504- patio
- 515- patio and drainage
- 701- gutters
- 715- gutters
- 815- window
- 608- gutter
- 601- windows
- 403- rear deck and additional porch
- 608- rear landing and steps
- 801- rear steps and new slider
- 303- side patio and steps
- 303- relocation of a/c unit
- 405- gutters

Respectfully Submitted,

Jill Brooks Architectural Control Chair

Kimry Moor Homeowners Association

2020 Annual Meeting

Roof & Chimney Committee Report

During 2020, roofs were replaced at Units 507 & 509, 801 & 803 and 821, 823, 825, & 827. There are 3 Units' roofs that will be replaced in 2021, 3 Units' roofs that will be replace in 2022, and 1 roof (Clubhouse) will be replaced in 2023.

During 2020, roofs were repaired at Units 404, 407, 507, 509. 601, 605, 607, 801, 807 & 817.

During 2020, chimneys were repaired at Unit 825.

Respectively submitted,

Richard J. Greene
Chair

Kimry Moor Homeowners Association

2020 Annual Meeting

Clubhouse & Social Committee Report

The club house has been closed due to the cover-19 virus.

At this time, the Clubhouse & Social Committee would like to recommend that the Clubhouse be opened so that Kimry Moor Residents have a place to gather in the coming winter months.

1. The downstairs area where the Book Library is located should be available for all Residents of Kimry Moor. A table will be available where books (no magazines) can be placed. Returned books will be identified with the return date and remain out of circulation for 4 days.

2. The upstairs area should be available to a maximum of 10-Residents per time (no outside guests will be allowed). CDC and NYSDOH guidelines for masks and social distancing will be followed.
 - a. Residents who want to use the upstairs area will have to make a reservation in the Reservation Book that will be located downstairs. Reservations will be separated by a three/four-day period.
 - b. Residents who use the upstairs area must clean the area that was used and remove all garbage and recyclables from the Clubhouse.
 - c. The kitchen and fire place will not be available for use.

Respectively submitted,

Lynn C. Greene
Chair

Report of the ByLaws Committee 2020

September 30, 2020

The ByLaws committee met several times to discuss changes to the ByLaws as suggested by members of the committee and/or members of the Association. The following are the changes that were discussed and approved by the Board of Directors during the year.

Article IX, Section 6: Added requirement that the chair (or co-chair) of any committee with a budget of \$10,000 or more must be a member of the Board of Directors.

Article XVI, Section 2d- added restriction that no water shall be discharged from an Owners drainpipe onto a neighbors unit or the common area. Also leaves must be cleared regularly.

Article XI, Section 8- deleted tree maintenance from Ground committee

Add **Section 11:** establish a Tree and Garden committee who is responsible for tree maintenance and gardens.

Article XII Property Rights and Enjoyment- clarified Member rights to the common area, and charged the Clubhouse Committee and the Pool Committee to develop the rules and regulations regarding the use of the clubhouse and pool. subject to the approval of the Boar of Directors.

The committee also recommended and the Board approved to expend up to \$250 to file the amended ByLaws with the County clerks office. The final document are being reviewed for any spelling, grammar and formatting errors before distribution toe the Member and posting on the website.

Ray Colton, Chair

Lynn Green, Mark Levine ,Janet McLoughlin, Barbara Sweeney

Kimry Moor Homeowners Association
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Report for Welcoming Committee:

The Welcoming Committee members are Joan Jacobs, Laurie Kushner, Ed & Brenda Dera and Linda Shapess

The Welcoming Packet given to new homeowners continues to be updated as needed. Since much of the information and forms previously in the packet are now updated, and on the Kimry Moor website, I have put fewer items in the packet.

The items of major importance that are included...

The KMHOA Brochure,
Emergency Contacts,
Officers, Board of Directors, and Committee Chair people,
KM Directory,
KM HOA and Homeowners Responsibilities,
Pool Information, and additional information on important dates such as landscape debris pickup.

The following people were welcomed to the Kimry Moor community this year:

Michelle Duggan	(#202)	315-663-4334
Barbara Arnold	(#108)	201-213-3884
Piri Taborosi	(#301)	315-569-6745
Harriett & Craig Mead	(#713)	315-569-2242
Marilou & Will Pierce	(#405)	315-632-4454

Respectfully submitted by:
Linda Shapess,
Welcome Committee Chair

Kimry Moor Homeowners Association

2020 Annual Meeting

Swale and Pond Committee Report

I want to thank Karen Hanlon and her Committee who worked for two years coordinating the design of the work with Agricultural Engineering Services' (AES), and Ray Colton for his help in coordinating the finalization of the Corp of Engineers' Permit.

The Corp of Engineers has issued a Permit in accordance with the Nationwide Permit (Department of the Army No. LRB-2018-01237 Nationwide Permit No. 3). The Permit authorizes the work to be done as describe in Agricultural Engineering Services' (AES) report and design dated July 21.

On or about September 30, 2020, Cayuga County Soil & Water Conservation District will begin the work as described in AES' report and design (equipment is already on-site).

The spoils and soils from the work will be separated. Depending upon the condition of the soils, soils will be left to dry and used on -site next spring and summer. If the soils are not acceptable for used on-site, the soils with the spoils will be taken off-site for disposal.

Respectively submitted,

Richard J. Greene
Acting Chair

NEIGHBORHOOD WATCH PROGRAM

Members of the Committee are:

John Cooper (Chair)

Chip Dutch

Mark Levine

The Neighborhood Watch Program was established when the unusual event of a robbery happened in our neighborhood in 2018. The Committee has not scheduled any Police Department or Fire Department presentations due to the outbreak of Covid 19.

We did have a vehicle theft in September 2020. President Richard Greene notified the KM residents by email to inform the Community of this event. No one was injured and the vehicle was recovered.

Respectfully submitted
John Cooper, Jr.
Committee Chair

Kimry Moor Homeowners Association
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Report for Insurance Committee:

Insurance (Linda Crawford and Ray Colton)

-Bids were asked for in January based on the bids received the board opted to continue our coverage through Steve Grimaldi (John Grimaldi & Associated) with Community Association Underwriters with a slight increase in our Liability protection.

-It was suggested that we revisit insurance costs every three years instead of every year, this motion was passed by the board

-The bylaws were amended and now state that individual homeowners will be responsible for the HOA's \$2,500 insurance deductible should their unit be involved in a claim

-The Board suggested that homeowners contact their insurance agent and make sure that they have a HO-6 Condo insurance policy that covers the 2,500 HOA deductible. It was also suggested that the owner's policy also covers appliances.

Respectfully submitted by:

Linda Crawford,
Insurance Committee Chair

Kimry Moor Homeowners Association

2020 Annual Meeting

Pool Committee Report

I want to take this opportunity to thank Judy Granatstein & Jill Brooks for their help this year.

In accordance with the rules, regulations, and guidance of CDC, NYSDOH, and Onondaga County Health Department, Judy monitored the pool each day by conducting testing three times daily/7-days a week, and cleaning all railings and other surfaces three times daily/7-days a week.

Kimry Moor's pool was inspected by Onondaga County Environmental Health on September 1, 2020 and found in violation of the following:

- i Lifesaving equipment (lines attached to ring buoys) not in compliance (1/8 inch versus 1/4 inch lines).
- ii. Test kits (Testing for free chlorine by OTO instead of DPD).
- iii. Flow meter not operating.
- iv. Depth markings around pool inadequate.

All violations except the depth markings violation have been corrected by the purchase of 1/4 inch lines, DPD testing kit and tablets, and cleaning of the flow meter. The depth marking violation has been referred to NYSDOH since the inspectors could not determine how to mark the pool.

Respectively Submitted

Richard J. Greene
Chair

Annual Report for the Nomination Committee

The Nomination Committee met on August 24, 2020. We had a very successful meeting. The members of the Nomination Committee are:

Rick Brunner

Ray Forest

Richard Greene

Paula Haynor

Morris Torres

Barbara Sweeney (Chair)

There are three positions that will be vacant in January 2021. Richard Greene appointed Pat Curtin to fill the vacancy created by the unexpected death of Ed McDonald. The Committee members were given individuals to call to see if they were interested in being nominated for the three other positions. The Committee successfully nominated three individuals interested in serving on the Board. They are Laurie Kushner, Paula Haynor and Rick Brunner. These nominees were submitted to the Secretary. There were no nominees submitted from the home owners to the Secretary.

Congratulations to the nominees and good luck in the election process.

Respectfully submitted:

Barbara Sweeney
Committee Chair