

BRISTOL VIEW HOMEOWNERS ASSOCIATION
Woodbridge Office Group. 271 Marsh Road, Pittsford, NY

Minutes of the BVHOA Board Meeting
Tuesday, November 18, 2025, at 1:30

CALL TO ORDER: Board President Michael O'Brien at 1:30 PM

ATTENENCE:

Michael O'Brien – President, Bob Gugler – VP Architecture, Dave Elani – VP Landscape, Don Fazio – Treasurer, Judi O'Malley – Secretary, Tom Carozza – Property Manager, Theresa Peck – Associate Property Manager Woodbridge.

Secretary's Report:

Tuesday, November 18th. 2025 Board Meeting Minutes Reviewed. A motion was made to approve the Minutes as read. Motion passed unanimously.

Treasurer's Report:

Review of financials through October 31, 2025, Balance Sheets, Accounts Receivable Balance Summary, Profit and Loss, Budget vs. Actual and Check Summary. Treasurer presented Executive Summary for October 2025. A motion was made to Approve the Treasurer's Report as presented. Motion passed unanimously.

2025 Budget vs. Actual -w- Draft 2026 Budget:

Property Manager, Tom Carozzo, reviewed and explained in detail the draft Budget for the year 2026.

Increase in HOA Fees:

After a lengthy Board discussion, which included a review of the rising costs of labor, materials, recycling etc., a proposal was made to raise the HOA fees for all residents by \$25.00 per month. The Board voted on the motion and the motion passed unanimously.

Old Business/Still Pending:

- Discussion of Committee formation. There was a brief discussion on other Board members sharing or providing coverage for one another in case of absence, sickness, etc. The Board will resume this discussion at a future meeting.
- Issue at hand for Board to address is residents scheduling Architectural or Landscape work without submitting a Variance. What if approved materials and paint colors are not used? The Board will resume this discussion at January Meeting.
- The BVHOA Community website provides a clear list of approved materials and paint colors.

New Business:

- The community walk has been postponed and is now planned for Spring of 2026.

Reports:

Michael O'Brien – President

- Nothing to report for this month.

Bob Gugler – Architecture

- 4 Variances submitted for the month and approved.

Dave Elani - Landscape

- **Dave Elani – Landscape – Status of Current Projects**

31 BVD	Remove 2 dead Black Walnuts and up to 8 other dead trees.	Complete
6 SR	Needles on Pine Trees alongside garage are falling in gutters – owner wants trees removed and replaced.	Pending
41 BVD	Owner wants dead Pine Tree on berm removed	Complete
30 BVD	Two trees in LDD are a safety issue	Complete
1 BVD	Trees along Woodcliff Drive – Need of maintenance	Pending
66 WCT	Dead Tree in back yard area needs removal	Complete
16 BVD	Removal and replacement of 2 shrubs	Scheduled
52 BVD	Pine tree in front yard needs trimming	Complete
8 SR	Shrubs removed and need replacement	Spring
All Units	Spray Boxwoods to prevent disease	Pending

The long-range plan is for Wayside to present to the Board an overall strategy on how to landscape the community for the future.

Next Meeting: Tuesday, January 20th, at 1:30 PM (Woodbridge Office)

A couple of things:

- We ask all residents to please be mindful of the wintery season and keep all cars under your control housed in the garage. This is just to remind all residents that the snowplow will only plow up to the back of your car and not come up alongside the car for fear of damage to your vehicle.
- The Bristol View Board extends our warm wishes to you and your family for a Happy Holiday season and a wonderful New Year.

Respectfully submitted: Judi O'Malley, Secretary
12/09/2025