

Charlotte Community Association

Board of Directors Meeting Minutes December 10, 2015, 7:05 pm Greece Library

OUR MISSION

To build a stronger community and to enhance the lives of our residents by providing a forum for sharing information, connecting neighbors and stakeholders, and fostering civic engagement while preserving and promoting the heritage of the Village of Charlotte.

Call to Order / Attendance / Housekeeping

Meeting called to order by President Clare Stortini at 7:19 pm. **In Attendance:** Clare Stortini, president; Susan Miller, treasurer; Sue Roethel, secretary; Donna Bour-Purdy, director; Linda MacCammon, director; and Patti O'Brien, director. With six board members present, there was a quorum to conduct business.

The board welcomed guest Jonathan Hardin, Charlotte resident and CCA member. Clare and Sue M. met with him a few weeks ago after he expressed interest in learning more about the organization. He was invited to attend this board meeting to audit how the board operates and determine if he would be interested in serving on a committee or as a board member.

Minutes for Approval

The BOD meeting minutes from 11/9 were discussed and changes were suggested. They were approved as follows:

Motion: Clare moved to approve the 11/9/15 minutes with suggested changes; Sue M. seconded and motion was approved 6-0.

Treasurer's Report

Deferred; a full, year-end budget report was requested.

Action Item: Sue M. will upload the year-to-date Excel spreadsheet with comments to the Dropbox.

President's Report

- Meeting with NYS Assembly Majority Leader Joseph D. Morelle: The CCA previously received an offer from Assemblyman Joe Morelle to grant \$40K to fund our charrette, but we were not eligible to apply because we are not a 501(c)3 charitable organization. Recently, Thaddeus "Tad" Mack from the Assemblyman's office, contacted the CCA again to request a meeting. Clare has a meeting scheduled on 1/4/16 with Assemblyman Morelle ~~and Tad~~ and Tad to discuss further possibilities.

- ~~Mayor's Advisory Council~~ **Advisory Council**: Clare was invited to join this committee but then was promptly "uninvited." She is following up with Ron Penders about why the invitation was rescinded and to express disappointment on behalf of the Charlotte community.

Action Items:

- Clare will meet with NYS Assembly Majority Leader Joe Morelle on 1/4/16 to discuss grant possibilities that can support our charrette.
- Clare will follow up with Ron Penders about the rescinded invitation to join the Mayor's Advisory Committee.

OLD BUSINESS

1. **Bylaws Amendment Vote Debrief and Next Steps:** The board discussed the concerns that were expressed at the 12/7 General Meeting by a few members. In retrospect, we agreed that Clare did a nice job of keeping the board's tone patient and professional. The concerned members were able to express themselves, and our role was to listen. However, the concerns should have been summarized briefly, and we should have limited the time allowed for each member to speak. The concerns should have been tabled for further discussion in order to allow for other important items on the agenda. As a result, we allowed a few people to completely take over the meeting, the vote process was derailed, and others were not heard. For example, Ron Penders (City of Rochester Administrator of the Northwest Neighborhood Service Center) left the meeting very frustrated that he couldn't share the information that he came prepared to report about Snug Harbor and other important matters that the community should be aware of.

The board agreed that we must be mindful to keep our meetings about our members and residents. However, we also agreed that, in the future, we must ask everyone to adhere to the processes and procedures that we have in place to assure fairness for all. We should note in the newsletter and remind people before every meeting about the expectations for behavior, rules of engagement, and advise how people can send their concerns to the board.

Although the Bylaws Amendment vote was derailed, the outcome was favorable and should result in a better product in the end. The concerned members were asked to join the Not-for-Profit Status (NPS) Committee to review/revise the Bylaws Amendment and present it again to the members for a vote in March. Through that service they will learn what research was done and how the original Amendment was developed. They will also have a more intimate opportunity to affect the changes they want to see in the document.

2. **Planning & Zoning Report:** Linda MacCammon said that Ron Penders had prepared to report on two topics of concern—**Snug Harbor** and **The Men's Cave**—at the 12/7 General Meeting but was unable to do so due to the lengthy discussion about the Bylaws Amendment. Linda summarized Ron's report as follows:

Snug Harbor: Riedman Development is now in the process of evaluating the property. There are only seven townhouses that are still occupied. The company is going to renovate in stages. First, Riedman is going to fix any immediate issues (e.g., plumbing, electrical, structural) and bring the buildings up to code. Then, the company is going to remodel the buildings one at a time, beginning with those at the front of the property. After each building is renovated, the company

will apply for a Certificate of Occupancy and begin renting the townhouses. A full deposit and credit checks will be required and rents will be increased. No Section 8 housing will be allowed. Riedman expects to complete the work in one year and intends to sell the property. The property manager who worked at Snug Harbor was interviewed by the company and will be retained. The only possible glitch is the owner. If he files bankruptcy, Riedman will stop all work. This is unlikely, however, because the property is in such a state of disrepair that bankruptcy will not alleviate all the debt or improve the property. In receivership, the owner is effectively walking away from the property, which is in his best interests.

The Men's Cave: Concerns about this company, located off Lake Avenue next to School 42, have been raised because of its possible adult entertainment nature and close proximity to the elementary school. The business is 90% Internet sales of gadgets and technology used for "man caves." Behind a closed, locked door there is adult material for sale. The owner buys up adult magazine collections from closing adult book stores and sells the material mostly overseas. It's very profitable. The business is perfectly legal and is allowed to be located where it is—even if it's near a school. The truck that is parked and visible on the property cannot remain as a "sign" for the business, however. The only option we have is to monitor and fight against any variances the owner may request. We can also write a letter to Molly Clifford to express our displeasure that these kinds of businesses—and others such as "flea markets" and tattoo parlors—are permitted in Charlotte. We also have to be vigilant and proactive.

3. **CCA Attorney:** Julia Garver of Merzbach Law Office, P.C. has tracked her hours working for us in 2015 and has sent invoices with no amount due. CCA have a signed contract with the law firm, and Julia has worked for us all year pro bono. The board discussed ways to show our appreciation with a gift card and possibly free advertising for a year. A Platinum Sponsorship is \$300.
4. **OBPPC Volunteer Dinner:** Patti & her husband along with Clare were invited and attended. Both reported that it was a wonderful event to show appreciation to Wegmans and all the volunteers that support OBPPC all year long.
5. **New City Council Rep Molly Clifford:** Clare will meet with her on 12/15 at the Cannonball Café. Molly has already submitted an article to the newsletter which will be published in the Jan/Feb issue. Donna has also sent Molly a request for feedback on how to improve communications with the City and to include Charlotte in City announcements.

Motion: Sue M. moved that the CCA give its attorney, Julia Garver a \$150 gift card for Mr. Dominic's on the Lake and a one-year Platinum Sponsorship to her firm, Merzbach Law Office, P.C. worth \$300. Linda seconded the motion; it was approved 6-0.

Action Items:

- Clare will draft an article for the newsletter to explain why the Bylaws Amendment vote didn't happen. She also will remind the audience at the beginning of each General Meeting about the expectations for behavior and rules of engagement.
- Linda will send Ron Pender's report about Snug Harbor and The Man Cave to the board and summarize it for the newsletter.
- Sue M. will purchase a \$150 gift card for Mr. Dominic's on the Lake for Julia Garver.

- Donna will add Merzbach Law Office, P.C. as a Platinum Sponsor for the newsletter and web.
- Clare will send a thank you note (Donna has some already made with the CCA logo) to Julia Garver.
- Clare will meet with Molly Clifford on 12/15 at the Cannonball Café.

NEW BUSINESS

1. **Board Member Expectations:** The board is reminded again to be mindful of our conduct and rules of engagement. It is our role to listen and represent the members of the CCA and residents of Charlotte. We are expected to remain professional and respectful at all times, giving full attention to whomever is speaking (not distracted by side conversations and cell phones). We must be inclusive of everyone, regardless of their viewpoints, and we must never represent our own personal opinions as those of the CCA, unless the board has given prior approval.
2. **Introduction/Feedback from Jonathan Hardin:** He attended the 12/7 General Meeting and has expressed an interest in becoming a more active member in the CCA. He has experience with politics and said he tried to engage with the CCA two years ago when he moved to the neighborhood. He couldn't find any information anywhere about the organization. In 2014, he and his then partner went to the CCA picnic but didn't feel welcomed. Jonathan has experience with developing bylaws when he served on a statewide committee in Mississippi. Currently he works for a law firm in Rochester and has had experience there connecting attorneys with school kids who need mentoring. He wants to become more actively involved with the CCA at this time, which is why he was invited to attend this board meeting to audit how we operate. About the previous debrief of the 12/7 General Meeting and Bylaws Amendment vote, Jonathan said he wants us to stick to the March deadline that the committee was given to present a revision to the CCA members for a vote.
3. **Committees/Year-end Status, Plans of Work (POWs) and Appointments for 2016:**
 - a. **Beautification:** This committee was successful making improvements in the neighborhood, but it has also been disorganized and dysfunctional with its operations. Linda MacCammon was recently appointed to be the Board Liaison and will continue as BL for 2016. She will meet with the 2015 chair, Linda Paruta, to establish a plan for organizing the committee to function according to the bylaws and approved POW. Volunteers need help from the City and County with watering and mulching, and they also need a calendar of who is doing what job and when. More volunteers are needed, and a budget needs to be developed. Recently, Linda P. went to POCMA to ask for help to hang 12 holiday wreaths because the committee exhausted its budget earlier in the year. A permit to hang the wreaths was secured, but assistance was requested to pay for materials and insurance. POCMA agreed to donate \$450.
 - b. **Communications:** This committee has been hugely successful meeting most of its goals for 2015, including publishing 12 monthly newsletters (color and b/w) and 2 special newsletters; website redesign (phase 1) with 1) with many new and improved features; new features; new Facebook page; new email blast capability; updated email addresses; flyers; and color photography. The website redesign phase 2 includes creating a mechanism to do online

payments for memberships, sponsorships and merchandise. The cost for phase 2 is \$1,500, which will probably not be a priority right now. The committee will review the current POW and make recommendations for 2016. Now that Donna Bour-Purdy is on the board and has been appointed as Board Liaison to this committee, a new chairperson from the community is needed, as well as more volunteers to help with the newsletter, website and other initiatives.

- c. **Planning & Zoning:** Newly appointed Board Liaison Linda MacCammon and committee Chairperson Deb Cormier will review the current POW and make recommendations to the board for 2016.
- d. **Safety & Security:** Board Liaison Sue Miller and committee member Trevor Purdy developed a draft POW for 2016 that was sent to the rest of the committee for feedback. It includes PAC TAC training, Neighborhood Watch groups, and establishing a relationship with the Leadership Academy for Young Men. Sue will be stepping down from the board at the end of December and will no longer be able to serve as Board Liaison. She will stay active on this committee and assist new Chairperson Mike Penkin. Other committee members Bel Baxter and Michelle Thomas are working on Neighborhood Watch signs and plan to have them installed soon on Pollard Ave.

Action Items:

- Linda M. will meet with Linda Paruta to establish a 2016 POW for the Beautification Committee that will be presented to the board for approval.
- Donna will review the Communications POW and propose changes for 2016.
- Linda M. will meet with Deb Cormier to review the current POW for the Planning & Zoning Committee and make recommendations to the board for 2016.
- Sue M. will work with the Safety & Security committee to propose a POW for 2016.

Adjournment

Meeting was adjourned at 8:53 pm.

Minutes submitted by Sue Roethel, CCA secretary.

Upcoming Events and Meetings

1/4/16 CCA BOD meeting and General meeting, 6:00 pm and 7:00 pm, respectively; Robach Community Center

1/14 CCA BOD meeting, 7:00 pm, Greece Library