



Cape Cod Village Club Compass

www.capecodvillageclub.org

Officer Reports

BOARD OF DIRECTORS

*Mike Rizza
President*

*Bob Atiyeh
Vice President*

*Marjie Graham
Treasurer*

*Karen Spano
Secretary*

*Janet Aziz
Board Member*

*Dan Ginty
Board Member*

*Pat Dougherty
Board Member*

*JC Bambach
Board Member*

*Ted Hodecker
Board Member*

October on Beautiful Lake George



Can you identify where this picture was taken?

See page 2 for answer

Treasurer:

Marjie is in the process of reconciling the bank account, income and disbursement spreadsheets and getting the year end report ready to send to the board for review and the accountant so he can prepare our 2018 tax return. A complete summary of the CCVC workshop project and other projects will be included with the year end reports and a 2019 proposed budget.

Bylaw Review:

Bob Atiyeh is working on proposed revisions to be sent to the Bylaw committee for their review before sending to the board to review and then to present to the general membership for a vote.

ESA and Service Dog:

Pat Dougherty and JC Bambach are gathering information in reference to the FHA rules and laws pertaining to HOAs and ESA and Service dogs. Using some sample documents our attorney provided we will draft guidelines and applications for members to use to apply to bring an Emotional Support or Service animal to the association. They will draft proposed revisions to include this procedure into our Bylaws.

President:

A Budget Committee was formed consisting of two past treasurers Mike Conway and JC Bambach, the current treasurer Marjie Graham, Vice President Bob Atiyeh and Chris Atiyeh a member of the Building Grounds and Water Committee.

The Purpose of the Budget Committee is to incorporate more members in the process of advising the BOD on financial planning so that the association can continue on a solid financial footing, avoid or minimize special assessments by planning ahead and keeping the reserve fund adequately funded. To structure any increase in dues to avoid a one year large increase, continue with capital improvements, repairs and maintenance to keep CCVC in good condition for all to enjoy.

The Committee has been communicating via email and phone calls and phone conferencing. We will send a summary of recommendations to the BOD within the month.

Route 9N in Hague—Scheduled Closure



In order to repair a slope failure alongside Route 9N between Route 8 and Dock Road, the NYSDOT will CLOSE Route 9N just south of Holman Hill Road to all traffic from **MONDAY, FEBRUARY 25 THROUGH THURSDAY MAY 23.**

During the closure, motorists will be directed to a signed detour route. All homes will continue to be accessible during construction, trash pickup, local deliveries and other services in the are will continue to be provided.

Questions can be directed to the Engineer-in-Charge—Timothy Farrell at 518-512-3248 or Tim.Farrell@dot.ny.gov

Pole Barn Completed!

After countless hours by numerous volunteers, the Pole Barn is complete and ready for use.

Thank you to all who volunteered their time—Mike Hmelovsky, Peter Belden, John Lubeck, Dan Korot, Bob & Chris Atiyeh, Tom Keis, Bob Imhoff, Matt, Greg & Marilyn Hartunian, Mike & Thomas Rizza and Bob Brownlee.

Donation such as pull down stairs, electrical supplies and various other materials were made by the Atiyeh's, Mike Rizza, and Bob Brownlee. Also, any tool donations will be greatly appreciated.

Below is a breakout of the expenses incurred.

To Date 12/31/2018	Original Budget	Additional Approved	Total Budgeted	Actual Cost	Over Budget
Building	\$ 30,000	\$ 3,000	\$ 33,000	\$ 32,148	\$ (852)
Site Work	\$ 4,000	\$ 7,000	\$ 11,000	\$ 12,812	\$ 1,812
Totals	\$ 34,000	\$ 10,000	\$ 44,000	\$ 44,960	\$ 960



COMMITTEE CHAIRS

Architectural
Carol Mann

Beach/Playground/ Gardens
Elizabeth Rizza

Building/Grounds/Water
Ted Hodecker

Bylaws
Bob Atiyeh

Dock Committee/Crew
Mike Spano

Entertainment Committee
Carol Hodecker

Website Committee
Jeff Rizza

Newsletter
Wendy Atiyeh

Rental Committee
Dan Ginty

Budget Committee
Mike Rizza



**October on
Beautiful Lake George
Algonquin Restaurant**