

Greate Bay Villas Association Board Meeting

April 25 @ 1700 (*5:00PM) at Greate Bay CC

***Executive Session** – legal and/or personnel matters/issues will be reported to GB owners when they become public knowledge. Votes taken in this session may be announced in the Public Meeting.

Board Members Present: Fred Frisch, President – Guy Lanni, Treasurer – Bob Viola, Board Secretary – Nancy Woodward – Tony Pro and Bill Burns, Property Manager

- A)** Discussion: **Villa 81** Arbor Vitae bushes invading sidewalk – a bid of \$450 was denied by Board acclimation for remediation of the problem. However, some Association contribution may be discussed at the public Board Meeting to follow this Executive Session. A **motion** may be rendered to this effect by **Nancy W. - 2nd Bob V.**
- B)** **Villa 66** – the new owners have taken exception to a garden area on common property, behind their villa. The owners want the Board to accept full maintenance. This area contains a wall and tangled growth of plantings. After discussion, the Board has unanimously decided to remove the entire garden including the wall and replace it with grass. There was some discussion that an accommodation with the owner could be reached. However failing in that, **total removal** of the garden will be done by the Association.
- C)** **Bill Burns** advised the Board that at the owners meeting, a discussion on beautification with owner; Tom Dill will occur.

Meeting was adjourned at 1800

Respectfully Submitted,

Robert S. Viola Board Secretary

Greate Bay Villas Board Meeting - April 25,2017

Greate Bay CC at 1800

- A) The meeting was called to order by President Fred Frisch at 1800. 1) Board Members present:** F. Frisch, - Guy Lanni, **Treasurer** – Bob Viola, Board Secretary – Tony Pro - Nancy Woodward and Bill Burns, Property Manager.
- * **After calling** for a salute to the Flag of the United States – President Frisch announced that the meeting was duly published IAW the NJ Open Meetings Act, and a quorum of owners was present.
 - * **Minutes of the Annual Meeting of 1/24/2017 – On a Motion by Guy – 2nd Nancy –All Aye the minutes were accepted as read.**
 - * **Treasurers report** – Guy reported all bills have been paid and also reported that **2016-2017 represents the lowest conditions of arrears** by GB Owners. He reported an **Association Reserve Fund balance of \$224,000.** (Note! This fund is reviewed by this Board and will fund Capital projects 15 years in advance. This means no maintenance fees or assessments are anticipated for the duration. Each year the fund is augmented with dedicated additional funding) **On a motion by Bob V. 2nd Nancy W, all aye - the Board accepted the Treasurers report**
- B) Old Business (Bill Burns – Property Manager reports)**
- 1) **Roofing – All roofs have been replaced with only two Villa Buildings left:** Villas 69-70 and 39-40. The project was completed with a \$3000 deficit because of rotted plywood that must be replaced.
 - 2) **Tree Pruning** – Association trees will be inspected and pruning will be scheduled by “The Tree Man” on May 2nd.
 - 3) **New Gutter Status** – by end of May or (early June) all gutters will be replaced at a cost of \$21,000.
 - 4) **Landscaping/Mulch/Sprinklers Quote**– extra work quotation to be performed by the Landscapers: **a) Villa 76** remove and replace dead arborvitae - \$180 **b) seed bulkhead area (topsoil and seed) - \$325**

c) **Villa 34** back areas, add soil and extra mulch to exposed tree roots – 5 yds topsoil, 100lbs seed, 5yds mulch– labor and mat'ls: \$950 d) **Villa 25 – back area** 2yds mulch/seed, labor to area - \$100. e) **Villa 81** arborvitaes – back areas. Stake and straighten arborvitaes leaning into sidewalks; stakes, lines, labor. \$450-----**this item was disputed/discussed in executive session - but_ passed by general public Board vote with an abstention. On a motion by Nancy W. - 2nd Bob V. – with one abstaining – Motion passed to accept the landscaping quote with 4 affirmative votes.**

Note: Further Board discussion proposed meeting owner part-way with a \$200 contribution – *however the vote allowed full restoration of funding.*

- 5) **Balcony Inspections** – good news-- Bill reported Villa balconies are structurally in good shape with a few exceptions: **Villa 45** needs some work and **Villa 69** needs a hole repaired. Most balconies simply need a face board replaced. Cost TBD but considered minimal - compared to major reconstruction.
- 6) **Chimneys** – 16 more to be repaired. One (Villa 81) will be revisited and re-inspected.
- 7) **DCA re-inspection – 16 Villa** sheds, smoke detectors, must be remedied and re-inspected. **Fines will be assessed if not remedied.** Manager will contact owners.
- 8) **Website discussion** – Guy Lanni was congratulated for his work to establish a Greate Bay Villas website. However, he asked for more e-mails from owners to accomplish fuller participation.
- 9) **Repair Work –Villa 77** – The Association will accomplish repairs after consultation with the Villa owner.

10)-**Re-install fence Villa 29-30** –a former-removed dividing-fence must be restored between these Villas. The owners have agreed to do this, but have yet to comply. Bill Burns believes they will do so, but the Board has decided: **On a motion by Bob V. 2nd Guy L. - all-aye – “that work must be completed within 30 days or fines will be levied for non-compliance”**. Bill Burns will follow up with the owners and report to the Board.

11) **Gated Community Discussion – tabled after discussion**

C) New Business

1) **Signage in Community** – a discussion ensued to prohibit incursion by motor and pedestrian traffic within GB Villas private areas. **A meeting with GBCC is to be immediately requested and convened with the Golf Club management to discuss issues of thru-traffic, tree repair (damaged trees on GBCC property) and other pressing issues; (restore netting on golf course on #18)** The usual practice of GBCC cooperation will be discussed with the CC. The signage issue is un-resolved until further study.

2) **Direct TV antenna and wiring installation and placement** - while the Association *cannot prohibit* Direct TV installation – it can determine where the placement of antennas or placement of wiring will damage - or be objectionable (i.e. draped or stapled to roofs or siding). **The Board - by voice vote - unanimously decided that management contact Direct TV and remedy damaging installation (on roofs) and objectionable (dangling wiring).** The Board has had several complaints of dangling wires and roof invasion of antennas associated with Direct TV installation. – Guy Lanni suggested the Board discuss adopting an impact statement requirement from Direct TV in our By-Laws, or amend the Master Deed to that effect. **Bill Burns will report his progress to the Board.**

3) **Bill Burns announced the Board decision** reached in Executive Session today to **remove the garden and all its structure** from behind Villa 66 and plant grass.

4) **Trash area discussion – a perennial problem:** Please close the gate when leaving the area, and break down cardboard boxes.

owners to volunteer to a **Landscaping Committee**: There were two (2) volunteers: **Kay Wallace-Shearn (Villa 53) and Teddie Viola (Villa 51)**. The Committee should consist of *three (3) volunteer-owners*. Fred appointed both volunteers to the committee, with a request that they recruit a third member. Accordingly, a third volunteer to the Committee will be solicited. The committee will arrange to meet each month with Bill and our Landscaper to determine Association landscaping needs and budgetary appropriations. The committee will report to the Board and inspect plantings, recommend beautification projects, and suggest areas of concern.

6) **Cedar Shakes – Guy Lanni** has suggested we use *synthetic* Cedar Shakes to replace the wooden shakes on each Villa. After review of costs the Board will determine a schedule and budget appropriation to replace the shakes at a later Board meeting. *It is likely that the project will be incorporated into next years budget.*

7) **Landscaping-plantings, walls, and/or Approved extra-ordinary projects:** Bob Viola re-affirmed the practice of requiring owner's - who request and are granted – extraordinary-plantings, and/or improvement-projects to **maintain these projects at owners expense – ad-infinitum**. It should be *incumbent* on an owner who sells his/her property to advise the buyer of this requirement.

8) Bill announced a **Somers Point Farmers Market** to begin in June until Sept.

9) Bob Viola suggested that the Association change its **Fiscal-Year** to a **calendar year** in order to clarify budgetary understanding for owners. No motion to adopt the change was in order because an interim budget and further Board conversation is needed. Owner opinions were solicited and several owners commented. The matter is scheduled for a later Board meeting as no urgency was cited or perceived. Further Board deliberation will be forthcoming.

C) Public Portion – comments from owners

- 1) Tom Dill asked what the **a) snow plowing expense** was for 2017? - 2017 Budget was \$14,500 – actual expenses were \$8,500. **b) Tom Dill requested** the Landscape committee consider larger stones in an area in the courtyard (adjacent to Holy Hills Rd) Tom said he would provide some shrubs. The **Landscaping and beautification committee** can review the request and make a recommendation. They will contact Tom. **c) Mulch** – Tom suggested that the mulch used is ratty-looking and suggested that the landscapers use a better grade of mulch. Most agreed. **d) Mailboxes** – there are still *smaller old mailboxes* next to the *newer* installed versions – Tom asked if they are to be replaced? There seems to be no indication for replacement from the Post office as yet! No further discussion on the matter occurred.
- 2) **Bennett Block Villa 28** – **a)** asked if a **spring-loaded door to trash enclosures** can be installed to *automatically* close trash doors. Many owners do not close the door when they deposit trash. Bill Burns will take a look at this. **b) Building add-on structures** – how are they treated by the Association? **Answer:** *Approved additions* (there are a few) are maintained and insured by their owners. **c) Gated Community** – asked if the owners can be surveyed for an opinion; stating he believes it can enhance property values and solve intrusion problems? **Guy Lanni responded;** Guy believes unless the entire complex is fenced, security is compromised and a security-gate will serve no useful purpose, due to gaping holes and ease of access.
- 3) **Villa 51 – Teddie O’Keefe-Viola** objected to **traffic** (foot and auto) through the community (the Board has decided to ignore the school bus driving through) Teddie wants the Board *to bring the matter to Golf Course management* as well as repairing the *netting on the 18th fairway*. The netting was originally installed by the course to prevent ball-injury - Bob Viola and Guy Lanni paid for the net.

- 4) **Bennett Block Villa 28** – commented he likes the **Association Website** and suggested we put out a mass mailing or e-mail blast to acquaint our members to the website – at present, we have only 32 owners who use the use the site. A newsletter is not being considered, but a mailing may help the community access the website.
 - 5) **Mile Leonetti Villa 46** – likes the idea of security cameras at strategic locations digitally-monitored by Burns. He has observed (as many have) strangers and kids moving through our neighborhood.
 - 6) **Tony Pro** – thinks heavy tree plantings along Mays Landing Road will help security. Tony asked if many owners know the Association has a policy to **remove dead/overgrown trees and shrubs at their request** and *owners* have the obligation to replace them at their expense. Answer: It is unknown, but if that is the case - if a mailing is sent - it should be explained.
 - 7) **Mary O’Hanlon Villa 82** – asked when gutters are cleaned? Answer: In the fall after the leaves fall.
 - 8) **Darlene O’Flynn Villa 14** – asked how the **balcony inspections** were done and by whom. **Answer:** all inspections were personally done and recorded by Bill Burns.
 - 9) **Villa 15** – who pays for **chimney caps**? **Bill answered:** the homeowner.
- End Public comments

Board Comments -

- 1) **Nancy Woodward** suggested to Guy that he demonstrate how to use the website at the next Annual Meeting – to which Guy agreed
- 2) **Bob Viola (and our 15 year Reserve Study)** – explained that in past years, to the present – “Board members have used their expertise along with Bill Burns’ management input, to formulate a budget for all *known* Capital projects for the next 15 years. We do not consult “*outside-agency boilerplate fantasy-predictions*” and we actually fund our Reserves.

This Reserve of money is augmented yearly by applying a funding formula that seeks to - and actually has - maintained sufficient funds to finance our Capital projects – exclusive of the yearly operating budget.”

“What this means to our owners is we are now funding - and will continue to fund - **every anticipated major-expenditure** (i.e. roads, roofs, stucco, paving, siding, road lining, major-lighting, drainage, etc.) **without raising maintenance fees or assessing our owners – for the next 15 years! In short, whenever we plan a major, future-project – we already have the money to pay for it”.**

“It is needless to state that very few Condominium Associations in this area (or surrounding) can make this statement. This is a huge enhancement to our property values. Right now, we have \$224,000 in Reserve and cover almost every other operating expense through a yearly “Operating Budget”. Any owner may request to see this Reserve Budget by calling the management office”.

3) **Guy Lanni** has pledged to **e-mail area-Realtors** explaining our Community’s beauty and its fiscal amenities.

Respectfully Submitted,

Robert S. Viola

Greate Bay Villas Association Board Secretary