

**GREATER BAY VILLA CONDOMINIUM ASSOCIATION
ANNUAL MEETING
September 10, 2016
9:00AM**

- 1) – Call to Order – Attendance and Establish Quorum & Proof of Meeting Notice**
- 2) – Approval of Minutes – 2015 Annual Meeting**
- 3) – President - Fred Frisch**
- 4) - Property Manager’s Report**
- 5) - Treasurer’s Report – Guy Lanni**
 - Cash Balance as of 8/31/2016**
 - Budget 2016/2017**
- 6) - Old Business**
- 7) – New Business**
- 8) - Election of the Board of Directors**
 - Introduction of Candidates**
 - Nominations from the floor**
 - Casting of election ballots**
- 9) – Open Discussion**
- 10) – Adjournment**

Greate Bay Villas Association Annual Meeting

Greate Bay Country Club

Sept. 10, 2016 at 0900

- A) Meeting was **called to order at 0910** by Board President Fred Frisch who announced that this meeting was properly noticed IAW the NJ Public Meetings Act guidelines and “by actual count of voting owners and eligible proxy votes; a Quorum is present”.
- B) **Board Members present;** Fred Frisch, President - Guy Lanni, Treasurer - Tony Pro - Bob Viola, Board Secretary – Nancy Woodward, and In place of Bill Burns; Nancy Curry, representing the Management Company of GBVA
- C) **Approval of 2015 Minutes of the Annual Meeting...**these minutes were distributed to the owners shortly after the meeting in 2015 but protocol requires them to be officially approved by the owners in the following Annual Meeting. **Motion to Approve; Guy Lanni – 2nd; Tony Pro – Voice Vote: All Aye**
- 1) **President Frisch Remarks:** Fred addressed the assemblage after thanking Nancy Curry for her assistance at the meeting standing in for Mgr. Bill Burns who is unable to attend. Fred asked that members who wish to speak give their name and Villa address. He then introduced the Board.
- 2) Fred went on the state that this was a unique year for the Association and Real estate values are down due to high regional loss of jobs and fore-closures, resulting in minimal home sales. The Association is responding by marketing Greate Bay Villas to Real Estate Agents and advising them of our fiscally-healthy and physically-sound condition. **11 local Associations have seen large assessments in the past year** - 10 Associations fees are lower and 9 are higher. **Greate Bay Villas’ Owners will not be assessed, nor will our fees be increased** for at least the fore-seeable future. Our **Cash Reserves are over \$285,000** and all planned Capital Expenses (roofs, roads, common-property repairs, landscaping, etc.) projects are **fully-funded for the next 15 years**. This makes our community a uniquely well-maintained, fiscally-sound, centrally located, investment.

3) Treasurer's report; Guy Lanni – Books were closed on May 31st we still have a good cash balance in operating funds, and over \$287,000 in our reserve fund. Each year we make a deposit in the reserve fund and all the projections for planned expenses over the next 15 years are fully funded with no anticipated assessments or raised condo fees. **(Owners can view the reserve plan publicly-presented at the annual meeting in 2015 – contact the management office)**

4. Some Further Comments from the President: a) **Roofs:** 84 replaced (46 villas) b) **Gutters** – ½ are completed the rest are to follow as weather permits. c) **Chimneys** – are repaired as needed. The Assn. repairs or replaces materials when leaks or deterioration is reported. d) **Dumpsters:** will be painted in the next 30 days. **Note; Fred asked that illegal trash dumping by outside contractors be reported immediately if observed.** Please tell management of all very large items that need to be removed. e) **Correspondence:** Please put all requests (or complaints) in writing to management and copy the President (Fred gave his e-mail address) f) **Pest Control** – Fred announced the villas #'s and dates for each day of the annual termite inspections by Western Pest Control, and asked that all owners be present for the inspections or make arrangements with neighbors to open your villa. g) **Drainage:** the Assn. has spent considerable effort (money) to create a proper drainage area near the pond. h) **Tree Pruning:** the Assn. prunes trees observed to need pruning – please report any tree problems to management in writing and we will inspect and take remedial action if needed. i) **Renters (and Rules for Renting): Renters may not have pets! Owners may have pets. Owners can be subject to legal action or very costly fines/or both, for violating these rules.** j) **A Final Note to Owners: Please do not assume that management knows a problem or repair necessity exists. Put it in writing!**

Question: Dale Weber Villa 76 – What type of gutter is installed? Ans. Easy to clean annually.

5) Old Business – none

6) New Business - none

7) Election of Board Member(s):

a) **Introduction of Candidate(s); Nancy Woodward Villa #59** is the sole declared-candidate pending nomination from the floor: President Frisch called for floor nominations:

b) No floor Nominations; and Mr. Frisch called a general owner-vote: All Aye!

c) The President directed the Secretary: Robert S. Viola to cast a single and unanimous vote for **Nancy Woodward** elected to the Board for a three(3) year term.

8) Open Discussion;

- **Villa 79 – Why is the Landscape budget over-budget?** Management (Bill Burns) will respond in writing why this item was over budget.
- **Villa 27 – Who will clean up trees on Mays Landing Road** near the Crab Trap? **Ans.** The City of Somers Point will be contacted but it was suggested that Fresh Cut (our landscapers) clean the area along Mays Landing Road. **Ans.: Fresh Cut** already does this.
- **Villa 51- Teddie Viola** – commented that **Fresh Cut** has performed better this year than past landscapers have - and price is not the only issue when contracting community landscaping work. **Teddie** also requested that the Golf Club be notified that our roads are privately-maintained and they must tell their employees and members to use public roads for egress and ingress to the club. **Secretary's Note:** it has also been reported that a school bus is using Greate Bay Drive to enter the community.
- **Villa 46- Mike Leonetti:** commented landscaping and irrigation is a very serious issue and new landscapers have a steep learning curve. **Duly Noted!**

- **Villa 81 – Tony Pro:** commented that the Association review the installation of Belgian Blocks around the electric boxes in front of our villas **Ans.:** Bring to the next Board Meeting
- **Villa 41 – Janice Johnson:** asked about 2nd floor balconies inspections? **Reply:** the Board must determine whether it is more efficacious to *restore* balconies or *replace* them with New-Orleans-Style railings. They are *limited-common-elements*. This will be determined after investigation. Our reserve-fund can be used for these un-anticipated expenses, but a more detailed-study is required. The Board will follow-up on our inspections and make a definitive decision. Owners will be notified of the Board’s determination. This is potentially very big expense and requires determined investigation. **Villa # 82 Mary O’Hanlon** commented that her balcony was replaced by the Association – at a cost of approx. \$5000.00
- **Villa #18-Joan Wolfe** – asked if owners can contact “The Tree Man” directly? **Ans.:** Owners must go through the *management company*. Tree-work (landscaping expense) on common property is the responsibility of the Association. **Joan** also asked when Fresh Cut is trimming for fall.
- **Villa #44-Maureen Helbig** – Balcony question (how are they affixed?/problems?/repaired?)**Ans.:** balconies are on cantilevered boards that can rot. Soft/flexing surfaces indicate a problem and our inspection can provide indications. A balcony repair may be \$3500+/- (est.) but more or less cost can only be determined after inspection and evaluation. **Maureen** also asked if we have given any thought to a central website for our Association? **Ans.:** We are looking into one right now.
- **Villa#38-** asked if the Association would send a letter to the town to clean up the area next to the Crab Trap. **Ans.:** Owners should send a letter to the City of Somers Point (Mayor’s Office) and request action.
- Guy Lanni is notifying realtors of, stable Association affairs, and excellent property conditions, our central location, our stable dues and assessment situation, and our financial solvency.

Greate Bay Villas Annual Meeting – September 10 2016 page 5

There being no further business, a motion to Adjourn was proposed by Bob Viola 2nd Tony Pro. Motion passed by acclimation. All Aye!

Respectfully Submitted,

R.S. Viola

Greate Bay Board Member and Secretary

Greate Bay Villas Annual Meeting 2016

New owners if you do not have the rules/regulations Master Deed please contact my office and we will make you a copy.

Please if you changed your locks to your unit we will need a copy in case of emergency.

Construction:

1 -If you are having work done inside of your unit please advise the management company of the contractor and what vehicles will be on site. If we cannot identify the vehicles they will be towed.

2 – Trash is the responsibility of the contractor/owner they must remove all trash and debris from the complex. You are subject to a fine if your contractor uses the dumpsters. This costs all owners when they use our dumpsters.

Trash:

Please if you have trash other than regular trash/recycling do not leave at dumpster. Our hauler is Earthtech you can call them for a pickup and they will charge you directly. Every time you leave a bulk item it costs all owners, this is not part of the trash removal by the association.

Western Pest Control:

We will be conducting our annual termite and carpenter ant inspection.

The dates are Tuesday October 18 Villas 1-28

Wednesday October 19 Villas 29-56

Thursday October 20 Villas 57-84

Drainage:

There has been a drainage issue on the west side of Villa 74 down by the fountain on the water. We installed an inlet down by the shed and 80 linear feet of 10 inch fall out pipe. This will take the water out to the right side of the pond.

Tree Pruning: \$4,000.00

As we do every year, I walked around with our tree surgeon Tim the Treeman. We inspected the entire property to determine what trees needed to be pruned. We always put money in our budget every year to complete this task. This is something we are always proactive with.

In addition, we removed dead trees along Somers Point/Mays Landing road. We are currently getting prices for replacement cost

Roofing Update:

The schedule for the roofs this fiscal year which is June 1, 2016 thru May 31, 2017 is as follows:

We have completed 3 Buildings building – Villas 43/44, 47/48, 53/54

We have 4 more roofs coming from operating – Villas 27/28, 39/40, 69/70, 71/72

We have accelerated the roofing project in an effort to complete all roofs. Therefore, the final two roofs will be a reserve item – Villas 75/76 and 77/78

Gutters:

Phase 1 is completed we installed new gutter on Villas 1 through 24. We will begin phase two this year Villas 25 through 49 will be completed. This is a reserve item.

Gutter Cleaning:

When the leaves start falling we will be cleaning out the gutters and downspouts around the property. We usually do this around December. With the new 5 inch gutters we will have to determine how often they will need to be cleaned.

Chimneys:

Many of the chimneys are in need of repair. Myself, Guy Lanni and John Davis (contractor) walked the entire complex and we are currently getting a cost breakdown from the contractor along with a recommendation of which chimneys are in need of more urgent repairs. These repairs will be done this fiscal year and will be an operating/reserve expenditure depending on the contractor's report

Painting:

The dumpster enclosures are schedule to be painted this fiscal year.

That's Bill's report - any other questions?