

MEETING MINUTES - GREATE BAY VILAS CONDOMINIUM
ASSOCIATION BOARD OF DIRECTORS JANUARY 24, 2017

- At 5:30 PM Board President Fred Frisch called the meeting to order, he listed all the members present and acknowledged that Board Member Bob Viola was absent as he was traveling.
- The meeting was opened by a Pledge of Allegiance to the U.S. Flag.
- Fred asked for a motion to approve the GBV Annual minutes. Nancy made the motion, it was seconded by Tony. Guy advised that Tom Dill sent an email regarding errors. Guy will forward his cc. of the email to Fred for investigation.
- All Board Members present approved the minutes.
- Treasurer's report - Guy informed us all bills are paid, the reserve is growing. The status of the new roofs discussed. Guy stated all is well financially. Fred thanked him for his efforts.
- Bill Burns then reviewed the status of Old Business.
 - New Roof Program.....Five roofs are remaining to be finished. Our fiscal year begins on May 31. Three out of the five will be paid by out of operating budget, the last two will come from the reserve fund.
 - Approximately \$21,000 is in reserve for roofs. The estimated cost is estimated to be \$18,000. The remaining \$3000 or the exact amount will be moved to other projects in the Reserve plan.
 - By Spring 2017 all of the roofs will be completed.
- Villa 28 owner Bennet Block attending stated that he noted that an owner's table was upside and on the lawn for quite a while after the roofers moved it and chairs there were all over the place. Bennet suggested that owners help each other by calling in irregularities. Guy is adding a section on the website asking owners to look out for each other, i.e. if you see something wrong or worrisome, call Burns Mgmt. or the police or 911 whichever is applicable.
- The board will meet to discuss the website. Guy put a major amount of time and effort into this project. The Board will review this together to approve so that we can initiate the website and get all owners on.
- Tree pruning – Tree Man handles the trees. Landscaper handles the shrubs. If you want custom tree pruning, Bill will meet with you and the Tree Man to discuss same..
- The new landscaper FOREVER GREEN (as of January 1) prunes shrubs – If owners don't want them to do so and want custom pruning, they must call Bill.

- Gutters – 2/3 of the Units are complete. The work is ongoing.....The gutters of units 55-84 will be completed this year.
- Landscaping and Snow – Forever Green (new landscaper) was hired. They will also be doing the snow removal. Forever Green has agreed to hold their price for three years.
- Balcony Inspections – Bill believes the work will mostly be to the fascia (front) boards across bottom of balcony needing to be replaced. In spring, the complete inspection will be done. Then we can create a plan of action and plan the project budget. Bill and Guy will meet to do this.
- Chimneys – Six have been completed. 14 need immediate attention. Three bids were obtained. John Davis did the estimating.....the cost - \$39,000. Guy informed us other allocated funds are available in the Reserve Fund which can be transferred and allocated to this project and the allocated projects redirected to other years as their completion is not as time sensitive.
- Dumpsters have been painted.

New Business –

- It was suggested that the complex install signs re. traffic and privacy. The fact is owners and boards don't want signs all over the complex as they seemingly provide a negative connotation. Bill suggested the board walks around with him to determine requirements and placement. Additionally we will contact The Country Club regarding their employees going through our complex and not obeying traffic speed laws and no access laws.
- Bill and Guy will meet to review the budget and projects and the January statement.
- #78 is in the renovation progress – it has been sold and settlement will be done in 30 days.
- Info will be included on the website – specifically that contractors must show Bill insurance and workmen's compensation prior to unit owners having them begins work.
- Guy has done a lot of work to create our new website. Bob, Tony, Nancy Currie and Nancy Woodward have seen it. Guy thought we could all look at it tonight but there was a problem with Pier 4s Wi-Fi. The name is quite long – this was done to distinguish it from other websites in Florida and local realtor ads all containing the name/web address name "Greate Bay Villas Condominiums". Guy described the contents on the site. Fred thanked guy for the Board and community for the work involved in the website creation.

Public Portion

- Ben asked if outsiders can view website. The decision was no at this time until the Board finalized its approval. The site is for GBV and owners only at this time and is password protected. The subject of putting financial information on the site was discussed. For now we will not do so. Nancy made motion, Tony seconded it. All approved. We will be getting website info out to owners as soon as possible.

- Macadam border at entry way off Holly Hills road – can we do anything about the broken macadam on the street edge. ? Bill will contact County Road Dept. . .
- Trees on Holly Hills road – dangerous overhang needing work. Not on our property.
- Unit owner Duke Janda asked.....What are orange sticks on property? Answer is they demark the edges of roads, curbs and walkways so snow removal doesn't damage same. Owners should call Bill regarding ones that have fallen down.
- Duke reports wind damage to flashing or trim about four feet long laying on the ground on his property. Bill will direct his staff to survey and remedy the situation.
- Units 29 – 30 – the privacy fence will be put back up in the spring. Master deed states fence must be there.
- Lawyers assisted getting reappraisal of units for town taxes. Bill will find his name so owners can jointly request re-appraisals by Somers Point Tax Assessor.
- One unit, #78, sold for \$133,000.
- Fred informed us current three for sale - \$189,000, \$199,000 and \$204,000
- Board discussed the possibility/plausibility of making the community gated. Someone stated this might help raise property values, i.e. create exclusivity or that may be doubtful. It was conjectured and discussed three gates with cards to swipe or push pad on gate. Fred is going assess the feasibility
- Bill advised the next Meeting of the Board is scheduled for April 25, 2017
- Nancy made motion to adjourn, Tony seconded it. Meeting ended. The Meeting was adjourned at 7:00PM