

Greate Bay Villas Association Annual Meeting

September 9th 2017 at Greate Bay CC

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Call to Order; President Frisch @ 0910. Attendance and Quorum: after taking a roll the Board determined that there is **not a quorum present.**

1. **Board Members Present:** Fred Frisch, President- Guy Lanni, Treasurer – Bob Viola, Board Secretary- Tony Pro, Board Member- Nancy Woodward, Board Member – Bill Burns, Property Manager
2. **Approval of 2016 Annual Minutes – Owners present and Board voted to approve** (owner approval will be suspended pending a vote by a quorum of owners TBD by subsequent mailing) **Board Motion to accept: B. Viola-2nd T. Pro; roll call; Owners present: all aye!**
3. **President's Remarks** – Owners present introduced themselves - President Frisch commented on the fact that GB Villas has planned for virtually every fiscal eventuality with an updated (each year) 15 year-projected Reserve Fund Budget. He commented that local housing sales do not adequately reflect the beauty and value this community has achieved. **He introduced**

4) Bill Burns – Property Manager

Manager's Report:

- ◆ **Condo Fees;** There have been no fee increases or assessments at Greate Bay for the last 12 years. Most condo associations have either raised their fees considerably and/or assessed their owners thousands of dollars during that time.
- ◆ **New Owners; a)** Please contact the office for copies of the Master Deed and By-Laws. **b)** Change your locks and give the property Office duplicates of your key(s) Management never enters your property unless an emergency occurs. **c)** Western Pest control will inspect Oct 2-3-4 for ants and termites. Please call the office if you are not going to be home. **d)** There was a balcony inspection – all decks are OK except for one balcony with a small hole. Minor wood-face-repair will occur on most balconies. All will be done this year
- ◆ **Pruning and Landscaping Committee** pruning will be done after a walk-around to list plants and shrubs in the neighborhood. **a)** The Association will not remove healthy trees/shrubs unless there is a very good reason and usually

- ◆ any owner's request for trees or shrub removal requires a suitable replacement at the owners expense. Please call the management office if you have any issues with tree pruning.
 - b) The Landscape Committee** (Chair; T. Viola) consists of three owners (Teddie Viola - Kay Wallace and Pat Houghy) who surveyed the entire property and have an approved budget for beautification and shrub work. A list of projects is available upon request – to request a committee review call the office.
- ◆ Our **New Landscapers (Forever Green)** have saved us over \$11,000 for their services. They service many properties and the owner personally is present for contracted/scheduled work; grass cutting, weeding, pruning, fertilizing, trim/shrub/removal, and fall-cleanup. He also has a list of budgeted-beautification/shrub maintenance projects under direction of the Landscaping Committee and is in close contact with the committee.
- ◆ **Villa 78 Flood Issues** – Management has determined that flooding occurred due to faulty gutter placement and gradient factors. The Villa is in a flood plain. The Association will address flood issues there and take measures to mitigate them. Insurance covered interior work and Reserve Funds will be applied to resolve drainage issues. Work is scheduled imminently - following our engineer's recommendations. Progress will be publicly reported when completed.
- ◆ **Roofs/Gutters** – after several years our roofing replacement project is completed. All work paid by Reserve and Operating Funds. **The Association is also Power-Washing the entire community. No Assessments were required due to funds set aside in the 15 year Reserve Plan. Total Roof Cost was \$370,000 and Gutter-cost was \$60,000. Roofs have a 30 year warranty. Gutters are cleaned periodically.**

- ◆ **Dept. of Community Affairs (DCA)** every 5 years GB Condos are inspected by DCA – smoke detectors, CO detectors, location of propane tanks, and other hazards are noted. An inspection and one re-inspection is made – a third re-inspection for failed safety, results in a fee to the Association. All safety devices are the owner’s responsibility – they may save your life.
- ◆ **Chimneys - \$63,000** has been allocated for chimney repair. The Association has repaired 23 this year. 38 more will be done in progression by priority. Chimney repairs were previously factored into the 15year Reserve Plan. Money for repair work is already available. Chimney work has a 15 year warranty.
- ◆ **Cable and satellite installation** – Our Association tells the installer where to put the wiring. We protect the condo owner from unsightly installations. Owners must call the Management Office before installation occurs.
- ◆ **Villa 79** – mulch is installed too high. Bill stated that much application will be addressed with Forever Green
- ◆ **Villa 38 – Aaron Huber** – asked what is the website? www.greatebaycondosnj.org is an essential private informational site for all GB owners. The site is password protected for owners only. Guy Lanni administers the site and a password must be selected in order to subscribe for access.
- ◆ **Villa 76 – Gail Weber** – is a dog walker and sees trash, bottles and other debris on the sidewalks adjacent to S. P. Mays Landing Road, Bill Burns advised a call to Somers Point Borough Hall.
- ◆ **Villa 41 – Janice Johnston** – Power washing – do we obtain bids? Answer: we obtain bids for project work. In each case, the entire Board selects the contractor.
- ◆ **Villa 66 – June Crevina** - Flood Zone drainage – a flood map delineates who is in the zone. Most are NOT in the zone.

- ♣ **Villa 3 – Carol Donahue** – have we considered steel roofing? Answer; NO – too costly and not in our specs.
- ♣ **Villa – 56 – Maureen Helbig** – stated the best way to contact the office was by e-mail (Bill Burns **e-mail** is oceanreefcondo@comcast.net) You can call the office at **609 398 4581** – **Nancy or Denise** will respond to your call as soon as they are able. Maureen discussed the website and noted we have two sites; one for owners and a public one for realtors or other interested persons.

Bill Burns then called on the Landscaping Committee

Landscaping Committee Report – Teddie O’Keefe-Viola, Villa 51 spoke for the committee that consists of three owners: Teddie Viola, Pat Haughey, and Kay Wallace, and explained the committee members were selected with landscaping and beautification oversight duties at the direction of the Board. They routinely walk the common areas with the owner of Forever Green - our landscape contractor – to ascertain community continuity, and condition of shrubs, plantings, landscape upkeep, and aesthetic amenities. They recommend and oversee various beautification projects that are incorporated into an approved budget. They work closely with Bill Burns who in turn reports expenditures to the Board. In the past year, the committee has applied about \$65,000 into projects designed to enhance the beauty and value of our community.

Public Comments on the Committee report: Many owners spoke in praise of the committee’s work, and were directed to call Bill Burns about any landscaping issues. Fred Frisch then thanked the committee, and announced that the committee’s budget for projects is first approved by the Board.

- ♣ **Villa 76 Gail Weber** – asked about mailboxes – **the Post Office** has upgraded some and will upgrade others in the coming weeks.

End of Public Comments

Election of Officers> This Annual Meeting does not have a quorum of owners. No votes by the owners are valid.

There are two candidates running for a three-year re-election term. There have been no nominations from the floor. The candidates are Guy Lanni and Fred Frisch.

The following was implemented in lieu of a quorum:

On A Motion by R. Viola “to temporarily appoint Guy Lanni and Fred Frisch to fill a vacancy on the Board, until such time a letter is circulated to all owners asking for a vote to satisfy a quorum electing both Guy and Fred to a three (3) Year Term.” “The letter is to be sent to all owners immediately and the temporary appointment shall remain in effect until such time a quorum of owners shall answer with an affirmative confirmation. Both Guy and Fred shall have temporary full Board membership. ” 2nd Nancy Woodward – Roll Call Vote: Bob Viola – Aye, Tony Pro – Aye, Nancy Woodward- Aye

The motion passed!

- ✦ Bill Burns was then directed to send a letter to all owners forthwith. The results will be reported when a majority response is received.

Motion to Adjourn: All Aye

Respectfully Submitted,

Robert S. Viola
Greate Bay Villas Association Board Secretary

