

Greate Bay Villas Association Executive Session

Oct 3, 2017 at Greate Bay CC - 0800

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Meeting called to order by Fred Frisch – Board Members present; Fred, Guy, Bob Nancy, Tony.

The Purpose of this meeting is to discuss Legal and Confidential Board issues.

- **Villa 29 and 30** – Discussion ensued towards finally resolving the issues previously addressed in other ongoing meetings. There is some trepidation among the parties regarding the settlement of the issue of the dividing wall. But as Guy pointed out; it is inconceivable that the resolution proposed by the Board could be interpreted any other way, except a reasonable and mutually agreeable solution.

Agreement – it is assumed that we have an agreement and the Board will await both parties signature on an agreement document. It is also assumed that in any give and take situation there is always some trepidation. But we anticipate the issue is addressed to the satisfaction of all parties. We await an expected agreement.

- **Villa 83** – **The Board is placing a lien on the Villa owner** – the Board has no choice but to attempt to collect the unpaid maintenance fees that are in arrears. We have given the Villa owner the benefit of the prescribed waiting period IAW the By-Laws and/or Master Deed. The villa has a tenant in it and presumably rent is being collected there.
- **Villa 78 – Flooding Issues** – The Association is attempting to mitigate the flood damage that occurred at this Villa. The main cost to correct the interior damage is being absorbed by the gutter installers' insurance. However, external design improvements are being implemented by the Association to solve drainage issues contributing to Villa 78 flooding. It is anticipated that approximately \$15,000 will be expended to permanently resolve the flood issues.

Respectfully Submitted,

Robert S. Viola
Greate Bay Villas Board Secretary