

Greate Bay Villas Association

Minutes of Board Meeting July 24 2018 @ GBCC 5:00PM

5PM Pre-Board Meeting - Board Members Present: Fred Frisch, President - Bob Viola, Board Secretary - Guy Lanni, Treasurer - Tony Pro – Bill Burns, GB Property Mgr. Absent; Nancy Woodward

- A) **Discussion; Responsibility for add-on room(s)** – from time to time special circumstances apply where add-on rooms (alterations/departures from Master Deed designs) to GB Villas are permitted by the Board. Under past practice, add-on rooms have been the responsibility of the original homeowner and subsequent owners (if any). A question has arisen as to who legally must maintain the premises (interior and exterior) after the original owner passes title to a new owner.
- B) **Treasurer** – The Budget has not yet been resolved. Discussion for the Board.
- C) **Bill Burns** – The **bat situation** may prove to be a budget buster. The **drainage issues** are in the same category. **Chimneys** may be delayed. **Catastrophic expenses** may be threatening our Reserve Funding.

End Session

Open Public Meeting Greate Bay Board of Directors July 24 2018. July 24 2018. @ 1800 (6:00 PM)

- 1) **Call to order** 6:00 PM Fred stated that this meeting is **IAW the NJ Open Public Meetings Act and Duly Published**.
- 2) Present Board Members: Pres. Fred Frisch – Board Secy. Bob Viola – Treasurer Guy Lanni – Board Member; Tony Pro and Property Mgr. Bill Burns. Absent: Board Member Nancy Woodward
- 3) President Frisch led the assemblage in a Pledge of Allegiance to the Flag of the United States and stated;
- 4) A quorum is present!
- 5) **Approval Minutes of 3/27/18 – Motion to Approve; Tony Pro 2nd G. Lanni no corrections – All; Aye**

- 6) **Treasurer's Report** – Guy explained that all bills are paid and that there is \$212,000 in the Reserve Account. There are very few accounts in arrears and the Association is healthy. **Motion to Accept; Bob Viola 2nd Tony Pro – All Aye.** (see 7 below for further remarks)
- 7) **Comment from Bill Burns** who announced that the Budget process was delayed and there are **several major issues** that affect the budget: **a). Chimneys; there are 30 in need of repair (bad) 19 that are fair (can be delayed) and 20 that are good.** Some chimneys will be delayed due to budget considerations. Each chimney repair is about \$2900. **b). Villas 30, 45, and 78 are presenting possible major drainage expenses. Flooding** is a major issue and various methodologies must be considered, including but not limited to - who is responsible for some elements of the remedy (an add-on room). It is expressly stated that we did not build some of the spaces involved, but they are nevertheless flooding; we must determine how the flooding can be abated; how to repair the area. **Actual flood zones (Villa 78) must be addressed. (Flood Plain Villa 78) Association Engineering** must consider *re-grading, raising the slab, pumping, filling, tree-planting, electrical-work,* and/or other **remedies that will materially affect the budget process! No figures or estimates have yet been received, but it may be a considerable expense!** **c). Bat remediation** will prove to be a *necessary expense.* **The negotiated solutions agreed upon for bat remediation are expensive, but will indemnify our Villas for a guaranteed bat-free home environment, years-long free-inspections, and bat-free guarantees!** The Board and most owners believe Bill's negotiations with Ehrlich pest-control on our behalf were effective and cost-efficient. **Nevertheless, Bat infestation, and its related remediation, was not even a perceived issue in past years and never anticipated as a budget item! Cost is over \$40,000.**
- 8) **E-Mail Addresses – Bill and Fred asked;** Please make sure that the Association has your latest e-mail address. This is how (among other steps) we notify you of community issues and meetings.
- 9) **Landscaping Wall Work – Villas 23-24 – Motion to approve \$7,410.00 to repair/restructure wall; Motion; Guy L – 2nd Bob V – All: Aye**

10) **Landscaping Committee** – The chair of the committee, Teddie Viola, reported the committee walked the entire community periodically during 2017 and 2018 and met with the landscaper every two (2) weeks during that period. The committee noted several inconsistencies: (dissimilar stones, plantings that are dead or wrong, missing shrubs, tree and shrub replacements, etc.). During this period, a list of issues was noted and talks between Bill Burns and the Board have generated both a budget and priority schedule - many of which have been completed. **Tom Dill** stated the community looks very good and thanked the committee and Teddie for their efforts. More is to be done but budget constraints will be discussed in the near future. Teddie thanked **Guy Lanni** for the donation of a blue spruce that is now planted and thriving near the entrance on Greate Bay Drive. **End report**
Public Portion

- 1) **Villa 44 – complained** that fertilization, grass, and fungus exists and he sees no effort to save the grass, fix holes, or adjust sprinkler heads. He stated that carpenter ants are not being addressed. **Bill Burns will address these issues.**
- 2) **Villa 70 Bob Marshall – addressed several issues** regarding paint (some are home-owners expense) and stated the Association must be vigilant in enforcing standards of deck and home color; and other issues, such as improper landscaping. He was assured that Property Management and the Board will do so. Bob reported that there is a refrigerator on one of the decks. **Bill will investigate and handle.**
- 3) **Villa 43 – Barney Sebastian – First Association meeting ever. He liked it!**

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- 4) **Villa 51 Teddie Viola – addressed Villa 44 concerns;** the Landscaping Committee, Property Mgmt., and Board are aware that grass and landscaping maintenance is a considerable expense, and priority issues are carefully considered within budget constraints. Whenever possible, all issues are addressed and assigned remedies or prioritized by urgency.
- 5) **Villa 58 – Dottie Taccarino – asked who paints/touches-up stucco?** She thinks someone may have used the wrong color match on a villa. Bill will investigate.
- 6) **Villa 7 – Tom Dill – pointed out that our irrigation pump** near Villa 11 is not positioned on our property and also the golf course can utilize property behind Villa 7 that was recently surveyed. He wanted the Board to be aware of that. **Also,** Tom asked that the Board and Property Mgmt. exercise care with e-mail addresses and that more be sent with vital information to owners.
- 7) **Villa 51 – Bob Viola – explained that a netting was erected to protect homes on the 18th fairway from monies donated by Villas 55, 54, 53, 52, 51 and 50.** To clear up any questions, no Association money was used. He expressed his thanks to all the Villa owners who contributed.
- 8) **Villa 48 – a parking issue.** Unauthorized parking in Villa 48 space. **Bill will address the situation immediately.**
- 9) **Villa 21 – (Ms. McCarroll) stated overgrown** vegetation and tree stumps need to be addressed and removed. **Bill Burns asked her to make sure she lets Property Mgmt. know of common-property issues before she takes matters in her own hands. He admonished her that Condo Living is not for everyone. Existing tree removal, use of common property, and planting trees, shrubs, etc., must be approved by the Homeowners Association. (Editor's Note: the stumps at issue were the remains of perfectly healthy trees cut down on Association common-property by the homeowner at the homeowners' expense without any authorization by the Association).**

Respectfully Submitted,

Robert S. Viola

Greate Bay Board Member and Board Secretary