

Greate Bay Association Minutes March 27, 2018

Board of Directors Meeting @ 6:PM Greate Bay CC

A. Executive Board mtg. @ 5: PM. Present; F. Frisch. Guy Lanni, R. Viola, N. Woodward, Tony Pro – Bill Burns, Property Mgr. **There were no items on the agenda.**

B. Public Meeting – 6:PM Called to order; Fred Frisch called the meeting to order and announced that the Meeting was IAW the NJ Open Public meeting act and duly advertised to the owners. He then a pledge of allegiance to the Flag of the United States of America and introduced new owners in Villa 3

C. Approval of Oct 3 and Dec 12, 2017 Minutes. Motion; Nancy W. - 2nd Tony P. - ALL Aye

D. Treasurers Report: The Balance Sheet was presented and Guy Lanni stated that he was working on the New Budget and Reserve Funding which will be ready in May – to be presented at the June 8th Board Meeting (presently \$182, 000+ \$40,000 to be added = \$220,000) Reserve Planning is on-going. **All bills are paid and our dues arrears are the lowest in Association history. Motion to accept the report; Viola – 2nd T. Pro – All Aye!**

E. Old Business

- **Chimney repairs** – Bill Burns reported that we will repair 21 chimneys starting immediately and more inspections will commence immediately. **Cost estimate is \$30,000 – The budget is \$64,000**
- **Tree Pruning** – Bill Reported budget restrictions will limit tree pruning and landscaping to be done in May. These items will be addressed in the next budget. This Board is mindful that the budget is an active endeavor, and budgeted items are carefully considered on a priority

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basis. It is an effort to make sure some budgeted items do not over-run other more pressing items.

- **Concrete repairs** – will be accomplished as encountered
- **Cedar Roof Replacement** – the Board plans to phase in Cedar Shingle repairs to spread the expense out in the budget. Actual cedar shakes are being considered instead of synthetic.
- **Somers Point contends the severe “bump” at the Holly Hills entrance** is not theirs. We will fix it ourselves. Cost is minimal.

F. New Business

- **Tax Appeals** – F. Frisch explained what to do to appeal local taxes
- **Bat Inspections** – **the Association approved \$3000 to do a complete bat inspection.** All owners will be notified when it will occur for them. **Please have your Villa available for inspection.**
- **Pet ownership** – **Owners may have two (2) pets. Renters are prohibited from having any pets.**
- **Dumpster report:** Big trash is still being left in many areas.
- **New Secretary at Burns CPM** – **Bill introduced Tiffany Rettew** – her e-mail address is on the GB website
- **Landscaping Committee Report** – **Teddie Viola explained the committee was formed to create consistency** – some plants were not replaced when they were removed over the years. The Committee has planned a 3 year goal for replacing plantings as well as some other landscaping issues. The landscaping budget is approved by the Board and then addresses shrubs, plantings, etc. All are submitted to Forever Green for implementation. The committee oversees these issues by meeting with the Landscapers. Serious landscaping issues (dead trees, diseased shrubs) are addressed by contacting Bill Burns immediately.

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F. Public Portion

- **Villa 28 (Bennett)** suggested we not repair the hump at Holly Hills – it is better than a speed bump because it is deep. Also he asked can we have our termite inspection in the summer when we are all here? **Bill will investigate the termite timing, and stated bat inspections will begin very soon.**
- **Villa 23 (Margaret Kelly)** - asked if pet owners are identified. Usually they are but issues only arise when problems occur.
- **Villa 50 (Guy Lanni)** announced that new owners will get a free membership in Greate bay CC as a social member. See the website.
- **Villa 51 (Teddie Viola)** Asked if The Board has addressed the issue of Greate Bay CC members using our private roads. We pay for our roads, they are not public - and Greate Bay CC must be asked to have their staff and members to use their own entrance off Mays Landing Road. She wants the Board to tell the club to use their own entrance and stay off our roads. To date, the Board has not addressed this. This is a pending issue. **Teddie also asked** if the chimney repair schedule will be on the website? It will be.
- **John Helbig stated that big trash items** left to Association expense is an example of poor neighborliness.
- **Owner Bob Marshall thanked the Board for its efforts.** Bob is renovating and will become a permanent resident soon.
- **Mary O’Hanlon sated tree damage from storms has occurred** – Bill will contact her to investigate those areas and **repair where necessary.**
- **The next Board Meeting is June 12 2018 at 6:00PM - Motion to adjourn; GuyLanni – 2nd T. Pro – All: Aye**

**Respectfully Submitted,
Robert S. Viola – Board Secretary**

