

Greate Bay Villas Assn. Annual Meeting Minutes

September 15, 2018 at Greate Bay CC @ 0900

0900 Fred Frisch, President, called the meeting to order and announced a quorum is present.

Board Members present: Fred Frisch – President, Bob Viola – Board Secretary, Guy Lanni – Board Treasurer, Nancy Woodward – Board Member. Absent; Tony Pro..... (proxy entrusted to Bob Viola) and Bill Burns – Property Manager

Approval of July 24, 2018 Minutes; Motion by Guy 2nd Nancy; no corrections or additions; **ALL – Aye!**

A) President Fred Frisch introduced Board members and additionally, some members (owners) who have not attended this Annual Meeting before or are attending for the first time.

A - 1) Treasurer's Report. Guy Lanni gave a complete Power Point presentation- showing the need to augment the reserve account. The Board is considering fiscal adjustments (fees) including an assessment –but not before next year. We will not raise fees or assess until, at least, next year! TBD.

B) Property Manager's Report –

1) Bat Report: Bill invited Mel Washington from Ehrlich Pest Control to explain how, why, and what, is being done to alleviate the active bat infestations that have occurred in 28 known Villas, some or all of which have been sealed against re-infestation, the guarantee (5 years) and annual re-inspection program. Many owners expressed appreciation of the program.

2) Bill thanked Mel Washington and;

a) discussed the **Condo Rules and Regs** and said a copy is available at his office for anyone who does not have one. **b) Villa owners who have changed locks must provide the office with a new key. Management will always call an owner before entering their home. c) Owners are asked to check the list to make sure your e-mail is correct. d) There are some issues with Landscaping not being maintained, please check with Bill Burns for contacting the Landscaping Committee – if a Villa owner puts trees or plantings in - you are responsible for their upkeep! e) **Maintain your deck** – it is a limited Common element – the **color** of the deck must be an **earth-tone**. Red is **not** acceptable! **f) Pets: dogs must be leashed – Renters may not have pets. g) Ivy will be removed in October. (cont.)****

Notice is given; Violation notices for maintenance issues will be sent in October to owners who violate our By-Laws and Maintenance Rules. Fines will be levied against those owners who do not correct their violations!

h) Communications –The Association and Guy Lanni spend a lot of time with managing our website (www.greatebaycondosnj.org) used exclusively for our owners. Owners are encouraged to use the website for news and updates. **i) Termite inspections** will be done Oct 9-10-11th - please be home or have a neighbor open your door for **Western Pest Control** – see the website for specifics. **j) Balconies** – most are sound, except for wood rot under the fascia board. This issue is not dangerous, but must be repaired at a cost of about \$1000 each.

k) Landscaping – A Landscaping Committee walks the property often and makes recommendations to the Board. The Committee can assist owners with approved species-plantings and plant management. **The Committee is budgeted by the Board and works closely with Management and our Landscaper-Forever Green.** Landscaping is an integral part of maintaining property values.

l) Drainage; large sums have been spent on drainage issues this year and more may follow on our common property. **Drainage cost** is a budget-buster. Our flood zone areas are covered by FEMA in some cases, and not in others. This Association must address flooding issues, whether covered by FEMA or not, and they have been expensive.

m) Chimneys are prioritized and repaired as needed; average cost is \$2800 each.

n) Trash areas – are a substantial cost when un-authorized trash is deposited in them. Please do not put large trash items in these areas – **call Management first for removal of sinks, toilets, furniture, or other large items.** If you see someone depositing renovation trash, (wallboard, wood, windows, etc.) please report it. **Greate Bay Owners (not the city) are paying big dollars for large-item trash removal.**

o) Tree Pruning and Tree Plantings – This is a Board regulated expense, “**The Tree Man**” Company walks the property and recommends which trees must be pruned. Dangerous limbs are evaluated and scheduled for removal. **Owners are not permitted to remove trees (dead or alive) without Association approval. The Condominium common property does not belong to individual owners. (cont.)**

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Our Association has guidelines for Landscaping and beautification. Contact the Management office first – they will re-act to your communication, or the Landscaping Committee will follow up with you. Check the website for the specifics on how to get a project accomplished or a problem resolved.

p) **Retaining wall at the pond - \$25,000 has been allocated in the budget to the pond retaining wall repair and restoration near the Greate Bay CC entrance.

**** Secretary note;** this expense was later removed when it was discovered that the pond wall is not on Association property.

q) Windows and sliders are the homeowner's responsibility – please do not delay when windows or sliders need replacement. **Approved paint colors are on the website. Doors, stucco, and window trim** paint must be an approved color.

r) Repairs to water heaters, plumbing, or work inside your Villa, must be done by a licensed and insured contractor. Please notify the Management when having major work done.

Fred Frisch thanked Guy and Bill for their efforts and input.

C) Old Business – None

D) New Business – None

E) Election of Board Members

Tony Pro and Bob Viola are listed on the ballot to serve for a three-year term.

The President called for nominations from the floor: There were none!

The President requested the nominations be closed and requested that the Board Secretary cast a unanimous vote for Tony Pro and Bob Viola to each serve a new three year term on the Board. All; Aye!

The Board Secretary cast a vote at the direction of the President to elect Tony Pro and Bob Viola to the Board to a three-year term each. All –Aye!

F) Open Public Discussion

- **Villa 70- Bob Marshall** stated that property values must be maintained and money must be allocated to achieve that end.
- **Villa 9-Tom Dill** asked what projects must be done and what are not catastrophic. To balance the budget we should consider only the worst in order of priority.

- **Villa 51- Board Member Bob Viola** addressed the issue of fees or assessments. He stated the Board has the responsibility to determine what financial adjustments must be made, and while opinions or suggestions from the owners is welcome, the sole responsibility for the *decision* as to how or when or how much fees or assessments are to be levied or adjusted - is delineated in the Master Deed and By-Laws, and is remanded into the purview of the Board of Directors. The Board will consider the matter in the weeks and months to come, and reach a suitable decision based on its careful deliberations. The Board is not soliciting a vote by the general ownership at this meeting and will announce its findings in a public meeting.
- **Maureen Helbig** asked Guy for the website address.
<https://greatebaycondosnj.org>

Motion to adjourn: Bob 2nd Nancy; **All- Aye!**

Secretary Note; The Board convened to reorganize and elected the following Officers - Bob Viola as President , Guy Lanni as Board Treasurer, Board Secretary; TBD.

Respectfully Submitted,

Robert S. Viola
Greate Bay Villas Board Secretary