

GBV Newsletter #2

November 2018

November 15, 2018

Good morning Owners!

This is the second of what will hopefully be a regular, informal update for owners at **GREATE BAY VILLAS (GBV)**. The goal of this newsletter is to keep all GBV owners up to date with important Association information as well as useful items and timely things you need to know.

Greate Bay Condo Association Meeting Recap

The Fall Board meeting was held on November 8 at 6 pm at Greate Bay Golf Club. The meeting was well-attended with 19 owners, the Board and Property Manager Bill Burns in attendance.

New Board Members AppointedPresident Bob Viola (Unit 51) stated that, pursuant to prior board approval, the Board has appointed Bob Marshall (Unit 70) to an unexpired 3 year term and Tom Dill (Unit 9) to an unexpired 2 year term on the Association Board of Directors. Bob Marshall will also perform the duties of Secretary of the Board. Jeanne Crevina (Unit 66) was appointed to the Landscaping Committee.

Volunteers Needed..... President Viola appealed to the owners attending the meeting, asking for six volunteers to serve on the **Alternate Dispute Resolution (ADR) Committee**. This committee serves to resolve disputes between owners, and between owners and the Board on issues relating to rules, regulations and the Association By-laws. ADR committees are required by NJ law. President Viola also noted that there was an additional board vacancy and the process for filling that opening. Everyone should have received in the mail a letter regarding vacancies on the Board and the ADR Committee. Any questions can be directed to the Property Management Office.

Landscaping.....A proposed resolution clarifying **Owner and Association landscaping responsibilities** was read at the meeting and the Board unanimously approved the resolution, which is also on the website. See Landscaping and Beautification below for more info.

Welcome to Our New Owners.....At the Meeting, President Viola noted the new owners of four units and welcomed them to the community. They are Tony and Susan Slavinski (Unit 19), Thomas and Diane Miller (Unit 44), David Kleinschrodt (Unit 27) and Michael and Susan Lechlitter (Unit 83).

The \$\$\$\$Treasurers Report.....Treasurer Guy Lanni noted that all bills are paid, the owners fee arrearage balance and potential lien on one unit, and the management of the reserve account. Treasurer Lanni noted a current balance of \$171,515 at 11/1/2018. Following Board discussion, it was proposed that certain items be paid from the budgeted account for chimney repairs. Lanni noted that, after payment of pending bills for bat remediation and repaving of the Holly Hills entrance, there will be a projected \$112,000 balance in in the reserve account on 12/1/2018.

In response to an owner's question regarding priority of paving, President Viola noted that it was to be discussed at the next work session. Treasurer Lanni, in response to an owner's question regarding bats, explained the issue and actions taken to remediate the problem. Treasurer Lanni also reviewed a proposed Project List which was unanimously approved by the Board.

Under Old Business.....Property Manager Bill Burns reviewed the following status of actions and activities being undertaken: Holly Hills Paving, Bat Remediation, Termite Inspections, Drainage updates, Pending projects, the recent Golf course survey and ownership of the bulkhead, and club traffic through the GBV community.

New Business.....The Board reviewed and discussed the following: ADR Committee, Recent Property inspection and Violation letters (10 letters sent), Unit 68's request for ADR and Board authorization to reply, Concrete repairs on Unit 49, New entrance light installation, and the correct GBV Door and Trim paint color (also posted on the website). President Viola noted the importance of owners accessing the Association website.

The Board discussed the Board's recent property inspection and noted that violation letters were sent to 10 owners and they are required to remedy the violations immediately. A second group of owners are being notified that certain issues at their properties must be addressed no later than May 1, 2019. Any questions on those letters or compliance with Association rules and regulations should be directed to the Property Management Office.

From the desk of Bill Burns, GBV Property Manager

- **Winter is here.** If you are leaving for any length of time, please turn off your water and leave your heat on 60 degrees. Broken pipes are no fun. Also please tightly latch your windows and disconnect your outside hoses.
- **Pet Notice.** Per the bylaws, only owners are permitted to have pets.
- **Vehicle parking policy.**
 - No commercial vehicles are permitted to be parked within the property. As per the By-laws, *“Commercial vehicles are prohibited from parking at Greate Bay Villas, except for utilities and those commercial vehicle owners that are doing work for, or making deliveries to, or picking-up items from Unit Owners in their home. All commercial vehicles are prohibited from overnight parking.”*

Landscaping and Beautification

Landscaping Committee Update.....At the Board Meeting, Landscaping Committee Chair Teddie Viola provided the attendees with an overview of the common area landscaping issues, the approved species for replacement, and the goal of consistency and uniformity in the landscaping of the community. A list of authorized perennials will be provided to owners. Please consult the website for landscaping Do's and Don'ts and your owner responsibilities. Any landscaping issues should be directed to the Property Management Office.

Local News and Happenings

Ocean City Christmas in the Downtown November 23 – “Miracle on Asbury Avenue” 2pm - 5pm.
Join the merchants & the OC Chamber in kicking off an old-fashioned Downtown Christmas. Shop downtown specials, take a free horse and carriage ride from 1-4pm, visit with Santa in Soifer Park from 1-3pm, see the Phillie Phanatic and Martin Z. Mollusk and listen to a variety of musical entertainment with special guest Jackie Evancho! Watch as Santa makes his official arrival from the roof of City Hall @ 5pm and shop local for the Holiday season!

Somers Point Holiday Parade and Tree Lighting, Friday December 7 at 5:30 pm at City Hall

New Restaurant in Somers Point-There is a new place to eat and drink near us on Shore Road. It's the old Mac's, Sandy Pointe facility now known as Josie Kelly's Public House. Irish fare, Irish music, burgers, brunch. Try it out! <http://josiekellys.com/> or follow them on Facebook..... "Josie Kelly's Public House".

Communications-Help Us Communicate!

- Please make sure that the Property Manager office has your correct email address for important notices. The Property Management Office contact person is Tiffany and she can be reached at 609-398-4581 or by email at tiffanyburnscpm@gmail.com.
- Suggestions and comments are on the newsletter are always welcome. Send them to bobmarshall20@comcast.net.
- The Association and Guy Lanni spend a lot of time with managing our website (www.greatebaycondosnj.org) which used exclusively for our owners. You require a login and password to access the site. Owners are encouraged to use the website for news and updates. Any issues logging in or accessing the site can be directed to Guy Lanni at guylanni@comcast.net.

Next GBV Board Meeting..... The next board meeting is scheduled for January 10 at 6 pm. We encourage you to attend if you can!