

Greate Bay Villas Condo Association

Board Meeting Minutes

11/8/18 6 pm @ Greate Bay Golf Club

Attendees- President Bob Viola, Treasurer Guy Lanni, Board Member Tom Dill, Secretary Bob Marshall, Property Manager Bill Burns.

President Viola called the meeting to order, noted the requisite published meeting notice and the pledge of allegiance was recited.

Housekeeping Issues-President Viola stated that, pursuant to prior board approval, the Board has appointed Bob Marshall to an unexpired 3 year term and Tom Dill to an unexpired 2 year term on Association Board of Directors. Bob Marshall will also perform duties of Secretary of the Board. Jeanne Crevina was appointed to the Landscaping Committee. Bob Viola appealed to owners attending the meeting (19) for six volunteers on Alternate Dispute Resolution (ADR) Committee and described the function of that Committee. President Viola also noted an additional board vacancy and the process for filling that opening.

A proposed resolution clarifying landscaping responsibilities was read at the meeting and upon motion (Marshall) and second (Dill), the Board unanimously approved the resolution (attached as Exhibit 1)

New Owners-President Viola noted new owners of four units and welcomed them to the community.

Prior Meeting Minutes-President viola noted the recent 10/24/18 Board Work Session and while minutes are not normally approved for work sessions, actions taken at the meeting were significant and should be formalized. Upon motion (Lanni) and second (Dill), those minutes were unanimously approved.

Treasurers Report-Treasurer 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. Lanni noted balance of \$171,515 at 11/1/2018, an originally anticipated balance of \$103, 400 and that following Board discussion, expected balance will be \$120,000 due to certain items being paid from budgeted account for chimney repairs. Lanni noted that, after payment of pending bills for bat remediation and repaving of Holly Hills entrance, a projected \$112,000 in reserve account on 12/1/2018.

In response to an owners 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 reviewed proposed Project List, and upon motion (Marshall) and second (Dill), the Project List was unanimously approved.

Old Business-Property Manager Burns reviewed the following actions:

- Holly Hills Paving,
- Bat Remediation,
- Termite Inspections,
- Drainage updates,
- Pending projects,
- Golf course survey and ownership of bulkhead,
- Golf course traffic through GBV community.

New Business-The Board reviewed and discussed the following

- ADR Committee
- Recent Property inspection and Violation letters (10 sent),
- Unit 68 request for ADR and Board authorization to reply,
- Concrete repairs on Unit 49,
- New entrance light installation,
- Correct GBV Door and Trim paint color.

President Viola noted the importance of owners accessing the Association website.

Landscaping committee chair Teddie Viola provided the attendees with an overview of the landscaping issues and the committee's work in that regard, 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.

Public portion- Owners and their questions, with Board discussion, were as follows

- M. Helbig Unit 67-stucco cracks
- G. Webber Unit 76 concrete cracks and stucco on walls
- S. Leichter Unit 83-repsone time for inquiries and issues reported to Property Manager (one week per Bill Burns)
- G. Webber Unit 76-suggested new owner booklet
- B. Block Unit 28-noted increased meeting attendance and improved meeting notice and communication. Guy Lanni provided overview of website and encouraged owners to utilize it.
- M. O'Hanlon Unit 82-inquired about Holly Hills entrance repairs.

Adjournment- Upon motion to adjourn (Marshall) and second (Dill), meeting adjourned at 7:23 PM.

Next Meeting January 10, 2019 at 6 pm.

2018 Landscaping and Beautification; Plantings and Maintenance of Shrubbery, Trees
Whereas plantings and shrubbery, and tree removal/replacement and landscaping/beautification additions to common property are covered by the Amended Rules and Regulations adopted and published in 2008-2009 and; Whereas questions as to procedures, responsibility or removal/replacement/restoration, types and species, and payment are not specifically stated in the Rules and Regulations; and; Whereas the Board wishes to clarify these issues; Now be it resolved that the Board of Directors adopts the following; 1) Any and all requests regarding removal/restoration/replacement of any plantings shall be sent in writing to Management (Burns Construction and Property Management) and; 2) Management will then investigate or direct said written request(s) to a standing Landscaping/Beautification Committee for comment on any plantings on common property as to specific species to be planted, their placement, removal/restoration. These include Trees, shrubs, landscaping decorations, certain potted plants, annuals, perennials. 3) Homeowners are advised that dead or dying plantings of any kind - upon investigation by Management or the Landscaping/Beautification Committee - may be removed at Association expense if warranted, and may be ordered to be replaced with approved plantings at the owners' expense. 4) Owners are further advised that the Board will periodically perform Board or Landscaping/Beautification Committee walk-arounds of the entire Greate Bay Association property and may order removal/replacement/restoration of plantings at owners' expense when deemed appropriate

5) Resolution: 11-08-2018

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Beautification 6) This resolution shall be effective immediately upon Board approval and shall be published on the Greate Bay Website accessible to all owners. Please Note! All Association owners are advised that no existing living trees or permanent plantings on common property - even if overgrown or deemed by an owner to be un-necessary, ill-positioned, cumbersome, or unsightly - may be removed or otherwise altered without the express written permission of the Managers' office or the Landscaping/Beautification Committee, acting on behalf and at the direction of the Board of Directors. Owners are advised to e-mail or directly contact the manager if any question arises regarding all landscaping/beautification issues. Steps for owners; 1) Call office first – take no action 2) Wait for response 3) Comply with direction from Association

On a Motion by: Bob Marshall Seconded by: Tom Dill Voting: - Yea – 4, Nay - 0