

DRAFT
Greate Bay Villas Association
Board of Directors Meeting
June 11, 2019 4:30 pm

In attendance: President Bob Viola, Treasurer Guy Lanni, Secretary Bob Marshal, Board members Jeanne Crevina and Tom Dill, Property Manager Bill Burns. Discussion of the following agenda items, led by Bill Burns.

Tree Trimming-Unit 43 Owner has raised, via letter, a tree trimming at his unit. Tree trimmed by Forever Green owner, at unit owners request. Board through Bill Burns will respond to the unit owners concerns.

Vegetable Garden- Unit 1 has tomato plants in front of her unit, not prohibited by rules and regulations Board will revisit issue of home growing vegetables.

2019/2020 Budget revisions-Bill Burns distributed revised budget, and after discussion, budget will show breakeven (no surplus)

Verizon boxes-all boxes have been repaired per Bob Marshall

Reserve Budget Priorities-Board discussed method of how to manage and fund the various projects and whether focusing on one particular high profile issue to complete it. Per Treasurer Guy Lanni, reserve budget priority items are roads, balconies and chimneys,

Special Assessment-per Treasurer, 73 of 84 owners have remitted full or partial payment.

Villa 66 landscaping-Board discussed the course-side planted area at this unit. Owner has requested trimming to remove obstructed views. Landscaper to perform trimming.

Bulkhead status-President and property manager will again set up a meeting with Club management to seek repairs to bulkhead near Unit 76.

Paving Update-per Bill Burns, waiting on a third bid. After discussion of various techniques (seal coating vs patching), Board directed property manager to move forward at his discretion to award bid.

Villa 66/67 Concrete-Per Bill Burns, recent repairs not holding up and contractor will correct problems with flaking.

Paint Colors-Board discussed paint colors and retail locations for door, window and stucco paint.

Exterior Lighting Issues-Repairs underway by lighting contractor to street lamps in courtyards.

Bat Remediation-per Bill Burns, next inspection will be done in August in accordance with Ehrlich warranty.

Well Repairs-repairs necessary and expense is funded in reserve account

Website-per Bill Burns, obtaining estimates for website creation and maintenance.