

# Greate Bay Villas Condo Association

## Board Meeting Minutes

1/10/19 6 pm @ Greate Bay Golf Club

**Attendees-** President Bob Viola, Treasurer Guy Lanni, Board Members Jeanne Crevina and Tom Dill, Secretary Bob Marshall, Property Manager Bill Burns.

**1 Call to Order-** President Viola welcomed attendees, called the meeting to order at 6:09 pm, noted the requisite published meeting notice and the pledge of allegiance was recited.

**2 New Owners-** President Viola welcomed the new owners of Unit 42 and welcomed them to the community.

**3 Prior Meeting Minutes-** President Viola requested approval of the 11/08/18 Board Meeting, which, after motion and second by Tom Dill and Jeanne Crevina, respectively, with one correction, were unanimously approved, President Viola requested approval of the 11/08/18 work session preceding the board meeting and upon motion (Dill) and second (Crevina), with one correction, those minutes were unanimously approved.

**4 Presidents Comments** -President Viola introduced Jeann Crevina as a new board member, filling an one year unexpired term, noting her previous experience serving on a association board and her current service as a member of the GBV Landscaping Committee. Viola also noted the importance of written communications with the property management office on all owner requests for work orders and property issues. Viola noted that he and Bill Burns recently met with the Greate Bay club management regarding the use of the Association's roadway by club employees. Viola explained the recent creation of the ADR Committee and thanked those owners who have volunteered to serve on that committee. He also noted that owners should expect to receive a "State of the Association" communication later in January, which will include information about a special assessment to increase reserve funds..

**5 Treasurers Report-**Treasurer Lanni noted that all bills are paid and the cash balance was approximately \$124,000 as of 11/30/18. Lanni noted that the proposed special assessment would not be expected to impact potential buyers decisions.

Upon motion (Marshall) and second (Crevina), the Treasurers Report was accepted and unanimously approved.

**6 Old Business-**Property Manager Burns reviewed the following actions:

- ADR Committee and Violation Letters, Leaf cleanup on Holly Hills Drive, chimney repairs and paving repairs

**7 New Business**-The Board reviewed and discussed the following:

A tree removal proposal submitted by Tim the Treeman, in the amount of \$2675 plus tax, upon motion by Marshall and second by Dill, was unanimously approved.

Also discussed were Landscaping and snow removal arrangements, Cedar Shake replacements, proposals for power washing buildings and surrounding areas, stucco cracks, cable box replacements, lighting repair policy, recent rental activities in violation of Association bylaws, the ongoing problems with pet owners failure to clean up after their pets. Treasurer Lanni noted the importance of owners accessing the Association website, which contains all important information that owners need to know,

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

- L. Maiura Unit 15-entrance light out
- M. O'Hanlon Unit 52- power washing sidewalks, parking lot numbering, landscaping and leaf removal.
- S. Skeels Unit 42- leaf cleanup, dog poop cleanup, need for lighting in her section, tree removals
- S. Leichliter Unit 83-recent gutter cleaning activities

Treasurer Lanni reminded owners that they should access the Association website which provides all the important owner information and encouraged owners to utilize it. President Viola reminded owners to look for the upcoming communications from the Board in late January.

**9 Adjournment**- Upon motion to adjourn (Dill) and second (Crevina), the meeting adjourned at 7:08 PM.

**10 Next Meeting** April 2, 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