

DRAFT 9/15/19
Greate Bay Villas Association
Annual Meeting Minutes
September 14, 2019 9am at Greate Bay Country Club

1 The 2019 Annual Meeting was called to order at 9:03 by President Bob Viola. In attendance were Bob Viola, Guy Lanni, Jeanne Crevina, Tom Dill and Bob Marshall, along with property owners. President Viola stated that a quorum was present by attendance and by proxy. President Viola requested two volunteers to serve with Bill Burns to count election ballots. Following that, the Pledge of Allegiance was recited.

2 President Viola asked for a motion to approve the Annual Meeting minutes from the 2018 Annual Meeting. **On motion and second (Lanni/Dill), the 2018 Annual Meeting minutes were unanimously approved.**

3 President Viola provided attendees with an overview of the meeting, including proposed changes to the Association Rules, Regulations and Policies, which were reviewed and accepted by an ad hoc board committee and the Board of Directors. President Viola noted that owners should review those proposed changes and that such Rules, Regulations and Policies would be adopted at the next Association board meeting after allowing time for owner comments to the property management office and at such meeting.

4 Property Manager Bill Burns addressed the attendees and highlighted several important areas including: Construction-work inside units, permits and insurance; Recycling requirements and handouts; Trash Removal issues; Drainage projects completed; Tree Pruning; Power washing; Cedar Shake replacement scheduled for 2nd week of October; Chimney work; Violation letters issued to owners for window repair and replacement, noting owners responsibility; Recent Inspections for Bats, Termites and Carpenter Ants and need for access to owner units; Work Order process and need for communication with property management office; Sprinkler damage repairs; Pets; Access to Units for emergencies; Paint colors for doors, windows, storm doors.

Following his report, Bill Burns read and answered submitted written questions on a variety of issues including shrubbery, car washing, pets, noise ordinances on fireworks, speeding on community property, full time/part time/rental data, residents reluctance to attend meetings and HOA maintenance responsibilities.

5 Treasurer Guy Lanni addressed the owners and provided an overview of his responsibilities, the present financial condition of Association finances, the 2019/2020 Operating Budget (handout), proposed Reserve balances, and the Board objectives and goals for increasing the Reserve balance. Treasurer Lanni presented charts showing operating expenses and reserve amounts, noting last year's large expenses for Bat Remediation, Drainage, Environmental Remediation, Power Washing totaled \$139,000. Expected 2019/2020 projects for concrete repairs, shed repairs, Balconies, Environmental Remediations, Legal and unforeseen capital expenses are estimated at \$49,000. Treasurer Lanni plans a Quarterly Report at future board meetings. **President Viola asked for a motion and second (Marshall/Dill) to approve the Treasurer's Report, which motion was unanimously approved.**

6 Landscaping Committee Chair Teddie O'Keefe Viola briefed the attendees on the efforts and progress to date by the Committee (T. O'Keefe Viola, P. Haughy and J. Crevina). O'Keefe Viola reported on progress to date on shrub replacement, improving curb appeal and property values, balancing budgetary restriction with necessary improvements, owner landscaping responsibilities versus Association responsibilities, plans for future work within the context of the budget process.

7 There was no New Business.

8 President Viola explained the process for Election of Board Members, noting there were four candidates and the process for secret ballot and voting. Standing for election were Jeanne Crevina (3 year term), Tom Dill (2 year term), Guy Lanni (3 year term) and Bob Marshall (2 year term). President Viola asked for additional nominations from the floor and there were no additional nominations. **President Viola asked for motion on votes cast, and following such motion and second (Marshall/Dill) unanimously voted for the four nominees for the terms noted.**

9 President Viola opened the meeting for Public Comments. Questions and responses were as follows: P Haughy (unit 17) inquired about Reserve amounts and investment earnings, and Treasurer Lanni explained account locations and current interest rates; D. Wackerman (unit 34) inquired about an independent reserve study and annual audit, and Treasurer Lanni and Property Manager Burns explained that such studies were expensive and can be done effectively by the Board members while noting the annual audit raised n issues; M. Cottom (unit 30) thanked Property Manager Burns for resolving privacy wall issues; T. Pro (unit 81) inquired on status of bulkhead repairs, and President Viola and Property Manager Burns provided an update on the issue, noting several meetings and contacts with Club ownership regarding the needed repairs on

Club property adjacent to Association common areas were a Club decision; A. Huber (unit 38) inquired about bat inspections and B. Burns addressed his concerns; D. Amore (unit 59) raised a landscaping issue, which was addressed by B. Burns. A. Indriso (unit 8) inquired about proper disposal of organic material, and was advised that B. Burns would investigate the issue and confirm proper disposal technique; D. Maiura (unit 15) inquired about cedar shake replacement and trash cubicle painting; S. Leichliter (unit 83) inquired about preventing non owners from walking dogs on Association property; T. Viola (unit 51) requested confirmation and clarity of Landscaping Maintenance and Beautification operating account line items; T. Miller (unit 44) commented on reserve amount adequacy and potential mortgage lender preferences on reserve minimum amounts; B Block (unit 28) commented on Board deliberations and decision regarding increases in monthly fees and special assessment, with Treasurer Lanni and President Viola noting past comparative efforts by the Board of such fees with other condominiums communities and the importance of balancing the appropriate fee amounts with necessary upkeep and prudent capital programs.

10 Following motion and second (Crevina/Lanni), the meeting was adjourned at 10:49 am.