

**DRAFT**  
**Greate Bay Villas Association**  
**Board of Directors Meeting Minutes**  
**June 11, 2019**

In attendance: President Bob Viola, Treasurer Guy Lanni, Secretary Bob Marshall, Board members Jeanne Crevina and Tom Dill, Property Manager Bill Burns and unit owners.

Meeting called to Order at 6:06 pm by President Viola, welcoming those owners (20) in attendance. President Viola noted that meeting was duly advertised as prescribed in governing documents. Owners were reminded to state their name and villa number when addressing the Board with comments or questions. The meeting attendees were led in the Pledge of Allegiance.

Meeting minutes of the April 2, 2019 Board of Directors meeting were introduced and on motion and second (Crevina/Dill) were approved, with one abstention. President Viola noted that one item voted on and contained in the April 2, 2019 minutes relating to aeration was subsequently discussed and this action has been postponed.

Treasurer Lanni presented the Treasurer's Report, noting all bills were paid through May 2019, resulting in being over the full year budget amount by 1.4%. The results were affected by unanticipated tree trimming, roof repairs, and engineering services. Treasurer Lanni noted that the 2019/2020 budget was pending and when approved by the Board, will be posted on the website. Referencing the special assessment, Lanni stated that to date 73 of 84 unit owners had paid their special assessments for 2019, expected to generate \$42,000. That amount along with the regular yearly reserve amount of \$40,000 would replenish the reserve account. He noted the various items being addresses in the reserve budget included chimney repairs, major road repairs, stucco repairs, drainage work, Unit 67 remediation and various other items. Lanni noted that the April 2019 homeowner fee arrearage was the lowest ever. President Viola requested Lanni to explain the differences between the operating and reserve accounts. On motion and second (Marshall/Crevina) the Treasurer's Report was accepted and approved.

Under Old Business, Property Manager Bill Burns discussed the following items:

- Police activity in the complex due to unlocked car break-ins
- Power Washing was completed including cedar shakes
- Chimney repairs ongoing, with 12 chimneys due to be done this fiscal year, 26 complete to date, 58 more to be done
- Pruning inspections to take place this week, owners reminded to submit requests in writing
- Paving Repairs will commence when final bids submitted, work to include Holly Hills entrance
- Landscaping Update provided, noting weather has impacted schedule, Landscaping Chair Teddie Viola provided attendees with an overview of the committee goals and

plans, noting the difference between the committee (recommendations) and the landscaper (expertise and execution). Unit Owner John Lindacher (80) noted the need for additional trimming of certain invasive species and requested a list of approved plantings.

- Bill Burns provided an update on the fall 2018 violation inspections, stating that followups are being scheduled to ensure compliance.

#### New Business

Bill Burns advised attendees on the following items:

- New Trash Contractor being hired
- Trash Issues-owners were reminded that large items must be handled separately through the property management office, and garden refuse disposed of in brown leaf bags placed in dumpsters.
- Exterior lighting repairs are being performed on courtyard lamps
- Irrigation Well replacement is being undertaken and being funded by reserve dollars.
- Cedar Shake repairs and replacement being performed

President Viola requested volunteers to form a Welcome Committee to help acclimate new owners to rules, regulations and community activities in Greate Bay Villas.

Secretary Marshall referenced the GBV Newsletter and noted the need for owners to provide their email addresses, as well as utilize the website as an information source.

Treasurer Lanni noted the number of recent property sales and slightly increased sale prices.

President Viola noted the need for the Board to perform its duties in enforcing the necessary rules and regulations required by the Master Deed and By laws.

#### Public/Owner Portion

- Mary O'Hanlon Unit #82 noted the need for painting the numbers on the parking spaces and a bike being parked and locked on the property.
- John Lindacher Unit #80 requested permission to place a service dog sign in his window to inform workmen and visitors. Board to consider his request.
- Bennet Block Unit #28 noted that cameras for security purposes should be considered.
- Andy Indriso Unit #8 requested approval of new entry doors at his unit.
- Michael Leichliter Unit #83 inquired about chimney inspections.
- Sue Skeels Unit #42 requested advance notice for the planned chimney inspections, indicating they would like to be home at that time.

President Viola noted that the next meeting would be the annual meeting scheduled to occur on September 14, 2019.

On motion and second (Marshall/Lanni) meeting adjourned at 7:03 pm.

