

Greate Bay Villas Board Meeting – Oct 17 2019 GBCC (1800)

- Called to order at 1807(6:07 PM) by President Bob Marshall – Board Members present: Bob Marshall President – Board Member Jeanne Crevina – Board Member Tom Dill – Treasurer Guy Lanni – Board Secretary Bob Viola – GBVA Manager Bill Burns
- After review of roll and sign-in sheet a quorum was confirmed, after which President Marshall led the assemblage in a Pledge Of Allegiance to the Flag of the United States of America
- **Minutes of 6/11/19 and 7/23/19** were adopted on a **Motion** by J. Crevina 2nd T. Dill – no additions or corrections **All: Aye**
- **Treasurer's Report** – Guy announced all Bills have been paid and \$117,000 is in the Reserve fund. The operating balance is \$42,000 as of August. Treasurers Report was approved on a **Motion** by Bob V 2nd Tom D – **All AYE**
- **President Remarks** – Bob M explained that the Landscaping and Landscaping and Beautification were the biggest expenses in the operation budget.
- **Manager comments** – Bill stated that the paint color formulas for windows and doors are available at Sherwin Williams in Ocean City and his office will advise any owner as to the proper colors.

OLD BUSINESS - GB Villas Rules and Regulations (R&R's) revised – President Marshall stated that the existing Rules and Regulations were over 9 years old and announced that prior to the 2019 Annual Meeting, the Board in committee, debated and revised the existing Rules and Regulations, and presented them to the Board for debate and input. After due process and in consideration of the Master Deed and By-Laws, the Board met and approved the revisions. It then publicly distributed the revised R&R's at a duly-advertised 2019 Annual Meeting, having a quorum of owners, the President advised the owners they were free to review and debate the revisions, and offer their input IAW the Master Deed by e-mail to the office or at the next public Board Meeting (tonight's meeting). The President called for public comment on the revised R&R's. There were none received at the management office or at this meeting. Whereupon on a **Motion** by Jeanne C - 2nd Guy L and a roll call vote **all voted Aye**. The Motion passed. The Board Secretary Bob V stated the revised R&R's will be registered as is our adopted custom with Atlantic County and will take effect immediately after. **Secretary Note:** immediately during and after adoption, two owners in the audience broke (cont. on page 3)

into the business discussion, and out of order, and without being recognized, shouted their disagreement with the revisions, presumably declaring procedural omissions – all of which were erroneous. The Board assiduously followed all the tenets of the Master Deed and By-Laws to the letter, distributed the revisions to the general membership, and solicited public input before adopting..... it is worthy of note; that neither of the two (out of order) owners attended the Annual Meeting.

New Business

- **Tree pruning** – the subject of Pear tree pruning to prevent car damage in Fairview court was introduced as part of the Board agenda and for which a quote had been given by “The Tree Man”. (This proposal had been a matter of tacit - but not-yet-voted-upon- agreement within the Board) During the introduction of discussion there was another out of order shouting incident by the same two owners shouting to take the trees down – During this shouting incident, Tom Dill announced his agreement to consider to take the trees down. Guy Lanni was recognized, and stated it was a budget buster and not considered, because of the huge cost to remove and replace them during the original Board discussion. A pending motion was tabled after which Tom suggested a quote for tree removal and replacement be considered – the entire conversation was then tabled.

Open Public Discussion and Comments

1. **Villa 42** suggested speed limits or other measures be applied to control speeding on Greate Bay Drive. A suggestion to cut down shrubbery to allow the stop sign at the Greate Bay entrance to be more visible.
2. **Villa 51 – Teddie Viola** – asked in view of car break-ins, are police patrols occurring within our community. Bob Marshall will pass the question to the police department.
3. **Villa 25** – are political signs permitted in Greate Bay Villas common areas? **Answer:** no - but Holly Hills Drive is public property.

4. **An owner not recognized by the board**, nevertheless demanded that demanded that he be permitted to see certain GBV Financial

Information. He was directed to contact the Property Manager of the GBV Community who will arrange for him to see the financials he requested. If he requires hard copies, in accordance with standing Association procedures, he will be charged a reasonable fee for the reproduction.

Motion to adjourn – at 1907 (7:00 PM) Bob V - 2nd Guy L – **All aye**

Respectfully Submitted : Robert S. Viola GB Villas Board Secretary