

**Meeting minutes**  
**7/23/19 Board only**  
**4:50 pm**

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

- 1 New trash hauler issues being addressed with the company owner. Following discussion, B. Burns to request again to have route changed to avoid dripping liquid on GBV parking area and request a revised pickup schedule of Monday, Wednesday and Saturday.
- 2 Welcome Committee to meet Thursday 9am at Villa 70, Committee members are Mary O'Hanlon, Bob Viola, Bob Marshall and John Lindacher.
- 3 Dog Cleanup signs have been requested from City of Somers Point, request remains pending.
- 4 Meeting with city councilman McGuigan on the Holly Hills entrance road issues will be scheduled. Tom Dill, Bill Burns, Bob Viola and Bob Marshall to attend.
- 5 Exterior Inspection Report-followup being delayed by identifying paint colors. Following discussion regarding paint colors and locations where the various colors can be purchased, the Board agreed that Andersen windows were the required window and painting windows was the owners responsibility.
- 6 Landscaping-Board discussed replacing certain trees and irrigation availability on Mays Landing Road in Fall 2019.
- 7 Concrete work and Road Repair-The Board discussed proposed concrete work at Unit 15 and other areas needing replacement and budgeted dollars. The Board also discussed the planned road repairs which are being postponed until Spring 2020 and possible seal coating after repairs are done, The Board will revisit the scope of road repairs at that time.
- 8 Annual Meeting elections-The Board discussed election process and open seats, B Burns to prepare documentation. Candidates for election must be in good standing to pursue elected position on the Board.
- 9 Unit 78- Landscaping Work to be done in the Fall to address owner complaints.
- 10 Special Assessment-only a few owners have not remitted payment but arrangements for payment have been made.

11 Financial/Accounts Receivable-The Board discussed outstanding fees and definition of good standing. After review of the operating account check register, Bill Burns will research two payments totaling \$2000 to Greate Bay.

Meeting adjourned at 5:56 PM

**Minutes of Meeting  
Board/Owners Meeting  
July 23, 2019 6PM**

**Attending:** President Bob Viola, Treasurer Guy Lanni, Jeanne Crevina, Tom Dill, Secretary Bob Marshall and Property Manager Bill Burns and 10 owners

**Approval of Minutes-**Following Call to Order and Flag Salute, President Bob Viola requested that the minutes from the June 11, 2019 Board of Directors meeting and the Board/Owners meeting be approved. On motion and second (Dill/Crevina), said minutes from both meetings were unanimously approved.

**President Remarks-**Bob Viola reported that the first meeting of the Welcome Committee was being held on Thursday July 25 at 9 am. The Committee members are Bib Viola, Mary O'Hanlon, John Lindacher and Bob Marshall. President Viola noted the many community improvements being undertaken by the Board and thanked owners for the participation and cooperation.

**Treasurer Report-**Treasurer Guy Lanni reported that all bills were paid, 3 owners were in arrears for monthly fees, all special assessments have been paid or payment arrangements have been made. Reserve account balances were reported for May and June 2019, respectively, and reserve account payments have been made. President Viola noted the extensive capital spending plans being undertaken. Treasurer Lanni noted that the 2018/2019 Financial Audit was recently completed and no issues have been identified by the independent auditing firm. On motion and second (Marshall/Dill) the Treasurer's Report was accepted unanimously.

**Old Business-**Bill Burns reported on the following:

Tree pruning planned for the week of July 22; Unit violations being addressed and importance of window maintenance. The Association is not responsible for any interior damage due to poor window maintenance. Property management office has all the paint colors (windows, sliding doors, entry doors) and purchase locations. Chimney repairs underway;Paving work to be done in March;Cedar Shake repairs underway.

President Viola noted that all work requests must be made to the property management office.

**New Business-**Bill Burns reported on the following:Trash Hauler issues (leaks/schedule) being addressed; Landscaping work being completed and extra work underway. B Burns also noted irrigation issues are being addressed.

Landscaping Committee chair Teddie Viola briefed attendees on the Landscaping plans and budget, noting that prior plans have been postponed pending further review, noting new

Committee member volunteers, Mays Landing Road tree replacement and new budget amounts.

B Burns also reported that Concrete repairs are scheduled for week of July 29, bat inspection scheduled for August 14-16. In reply to an owner question, B Burns noted that chimney interiors were the owners responsibility.

**Public Portion**-Owners questions were as follows:

Susan Leichliter (Unit 83) requested that owners be asked to walk their pets off GBV property.

Mary O'Hanlon (Unit 82) inquired about termite inspection schedules.

Teddie O'Keefe Viola (Unit 51) inquired if 2019/2020 Association budget approved.

**Budget Approval**-President Viola asked for a motion to approve the 2019/2020 Budget, and on motion and second (Lanni/Marshall), the motion was unanimously approved.

**Next Meeting**-To be determined. The Annual Meeting will be held September 14 at 9 am at Greate Bay Country Club.

Meeting adjourned at 6:56 PM.