



Board of Directors

BOARD MEETING SUMMARY...SEPTEMBER 22, 2020

**In Attendance: Larry Saunders, Mike DeCicco, Joe Bruno, Neil Cavaleri
Robin Wetmore**

OFFICERS' REPORTS

President: Larry Saunders: Summary

- **The Township sent the Board a copy of a letter that they sent to Lennar regarding the punch list of items that are still outstanding. However, the letter did not contain a timeline that the items on the punch list should begin and when to be completed. We have sent a letter to the Township asking for the Township letter to be corrected.**
- **The dehumidifier which was repaired needs additional work because it does not lower the air temperature as it was supposed to do and a HVAC engineer has been hired for what has to be done.**
- **We are going out for additional bids on court resurfacing. We have only one bid so far.**
- **An inspection has been completed on what is needed to repair sections of our fire sprinkler system.**
- **A plan is being developed to set up Covenant Webinars for input on changes that have been suggested.**
- **COVID testing in our community has concluded for the time being. So far, there are 70 positive cases in Waretown and 38 unofficially in Greenbriar.**

We must to continue to follow guidelines of wearing masks, social distancing and washing hands.

- **There will be discussion regarding “inside dining” with Joe Dringus.**
- **Remember to follow the rules regarding political signage, begins Oct 4th, and one sign only is allowed in the front shrubbery bed.**
- **Final Remarks-Below***

Co-Vice President: Mike Decicco

Co-Vice President: Joe Bruno: Thank You (see below)**

Treasurer: Robin Wetmore

- **Funds Dispensed....\$308,200**

Secretary: Neil Cavaleri: Thank you on Website

Manager’s Report:

- **Changes in the Community and Taylor website will soon be made more user friendly, with improvement to the RSF system**
- **Irrigation can be closed down, so not to soak the lawns**
- **Our trash company is being closely monitored to improve service**
- **Golf cart safety is extremely important with more walkers, and bikers out and about. Golf carts must give way, slow down or stop.**

Action Items for Next Month:

- a. Tennis court replacement (Facilities Comm.)**
- b. Approval HVAC maintenance company for a cost not to exceed \$6000 (Facilities Comm.)**
- c. Revise policy for renting space at the RV/Boat Lot (12 months)**
- d. Purchase a temperature monitoring device for residents entering the clubhouse**

Actions Items:

- a. Replace split air system in the Maintenance Building not to exceed \$8000.(Mgmt)—Passed 5-0**

***from Larry Saunders:**

To say that this year was unusual is an understatement. It began with life as normal, all our amenities operating, and projects to maintain and improve the appearance of our community in full swing. We re-carpeted areas of the clubhouse, completed sections of the community through Firewise, remodeled the boardroom, changed the drapes in the ballroom, recovered the billiard tables, replaced or repaired the pool dehumidifier, a/c units in the ballroom and restaurant and continued our five year plan to rid our lawns of weeds and improve the nutrient content of our lawns.

Then we were hit with something none of us expected and at the beginning we were not sure how to cope with it. It has been extremely challenging. As we go forward we have learned how to keep us safe and healthy as possible, as our relative low positive numbers demonstrate, along with opening some amenities as careful as possible, such as golf, tennis, pickle ball and the outdoor pool. We have kept our finances stable by carefully monitoring our spending and applying for a PPP grant. We have had to close the clubhouse and the amenities that go along with it. It has been tough and as we move into the Fall and Winter it will be tougher. Attempts will be to open certain amenities that can be controlled so that those who want to participate in these specific amenities are kept safe. All that can be asked is to be as patient and understand the number #1 priority is for us to keep everyone as safe as possible.

Two of our Board members decided not to run for re-election, they are Joe Bruno and Neil Cavallari.

Joe has been on the Board for two years and Neil filled a vacancy and was appointed and served for a year and a half. Both of them served admirably and worked diligently to ensure that this community maintained the high standards that our residents have come to realize. But neither expected and did anyone what would occur this past March.

Both Joe and Neil were asked not to meet the normal two to three times a month but sometimes twice a week, as the board navigated through situations that no other board has ever experienced. Both of them worked on the normal problems that the Board usually faces but added to that was how to keep this community as safe as possible, financially stable with the loss of income and adapt to the often changing State and CDC Guidelines.

Joe and Neil were a credit to the jobs they performed and will be sorely missed for their hard work, expertise and dedication to Greenbriar Oceanaire. It is only hoped that both will return in the near future to lend their expertise to positions in our community. Thank you Joe and Neil!!

****from Joe Bruno:**

Two years goes fast, so at this time I would like to say Thank You to the Residents who trusted me and gave me the opportunity to serve this Great Community as a Board member. While on occasion we may have had a difference of opinion, I welcomed yours and the opportunity to voice mine. I made a promise two years ago that you would never have to wonder what I was thinking

all you had to do was ask. If you sent me a letter or called me, you received a courteous and hopefully a sensible reply, even if we disagreed. These last eight months have been a challenge but we managed to get through it collectively and found ways to safely open several of our amenities.

Secondly, I would like to Thank the Members of the various committees. Without their expertise, advice and recommendations on specific subject matter this, or any Board, would have a very difficult time in managing the Association. Either I have had the opportunity to interact with several of these committees as a member or liaison and I can tell you without reservation these fellow neighbors give much of their time so we as a community may enjoy the benefits of our community. Thank you.

Next, I would like to thank, Jim Ritter, Alicia Campbell and Dennis Boccasino and their staff for their behind the scene work to make our association run efficiently. Most residents cannot appreciate what these folks do unless you interact and work with them directly. I can say without reservation that the quality of Greenbriar Oceanaire would be far less without their dedication to GOCA.

I would be remiss if I did not thank the Board members who I had the privilege of serving with and believe it or not it feels like it has been six in two years. Larry Saunders, Mike Decicco, Sharyn McKay, Susan Schmidt, Neil Cavaleri and Robin Wetmore. As a group, we have had many accomplishments and improvements and yes, some opportunities during the past two years. While we may have had a difference of opinions from time to time on a given subject, each of us cared deeply enough for this community to dedicate countless hours of meetings, seminars, and training to do what they believed to be was in the best interest of this community.

Last but certainly not least, I want to thank my wife, partner and best friend Ann Marie, for being my sounding board before and after meetings. We retired and moved to this great community, not quite four years ago. Almost from the beginning, she has endured rearranging schedules and vacation plans to accommodate my meeting schedule. So Thank You for being there for me!

Thank You for a Memorable Two Years!

All the best,

Joe Bruno