Kings Cove Neighborhood Association Annual Meeting Minutes
Community Education Recreation Center CER)
Saturday, November 20, 2021 @ 10:00 a.m.

Board Attendees:
Donna Maurer - President
Ken Metzner - Vice President
Carolyn Montes - Treasurer
Terry Burt - Secretary
Fred Hess - Trustee at Large

Reminder to all in attendance was given by the President to sign in before meeting was called to order. The question was asked what AB means next to some units and not others. AB means we received an absentee ballot from those with AB; those without AB were given a colored ballot to vote at today's meeting.

The President called the meeting to order. noting this was our first in person meeting since COVID began.

I. Welcome/Introductions: Presented by the Board President:

- Welcome remarks from the President noting this was the first in person annual meeting since COVID.
- All board members & Property Manager introduced themselves. Property Manager noted 103 people in person; 92 mail-in ballots were received so we have a quorum (71 required to meet quorum).
- Donna explained structure of the meeting; topics would be discussed by section; questions from all homeowners would be heard at the end of each topic section. Per Rayburn law, voting tally would be held publicly but would occur at the the end of the meeting.

II. Reports: Presented by the Board Treasurer:

- Minutes (posted on website) have been posted on website Kings Cove website after each meeting. These minutes include the date of the next scheduled board meeting.
- Financials (High level overview, detail reports are posted on website) The CER room costs the association $100 per hour. In an effort to save costs, monthly meetings have been held either by zoom, conference call or at a board members home. Property Manager noted homeowners are welcome at meetings and if you wish to attend you should contact Thompson Realty so proper arrangements are made in advance.
  Treasurer stated there is a folder on the website that speaks to financials. Increase in fees will be necessary as many things have not been included in the operating budget over the years as well as increased costs. We experienced a few surprises such as insurance; all HOA's insurances increased. We had a $2000 increase. We are trying to look for savings in all areas with our focus on keeping our neighborhood nice, cost savings and improvements as needed. Where we stand now, profit and lost statement; we had surprises to fix band aided items and are now trying to plan better going forward. We are heading in the right directions but had to defer some things for next year. Reserve is now at $86000, and we will report back when we know if this is enough.

- Reserve Study definition was read explain what it is and how it is used. The report is under review by board). We needed a schematic before we could request a study. Once we had the schematic, we went out to bid to engineering firms to do the study. The board now has follow up questions for the engineer before finalizing.
- Inspections Report- Many think they the only one receiving violations. Three of four board members received "nasty gram" violation letter this year. There were 122 violations site; many got done. However due to lack of materials and contractor hiring

this year has been a challenge so some extensions were given. If you submit a request to Thompson and don't get a communication back, please follow up with Dennis.

- It was noted that we need volunteers for next Spring inspection/Fall reinspection Separate group, to be independent assessment

Open Questions on this topic

When was last reserve study?
To our knowledge, this is the first one If there was one, we could not find it. Thompson Realty has been our property manager since 2006. Reserve is basically a savings account; how much is needed in case the worse happens. We are all responsible for our own units and property, the association is responsible for landscaping and sprinklers. The sprinkler system is 40 years old.

Were we never asked to do this before? The current board is not sure what other boards were asked. Dennis noted that other boards did not think a study was needed since it was just sprinklers. At the last annual meeting there was discussion about money spent on attorney, the lump of money of reserve. We, the current board asked what is the correct reserve number which lead to a reserve study.

Who do we use as attorney? We do not keep an attorney on retainer.

There is no common land? Common in reserve is the landscaping and sprinkler. No common land, every inch is owned by resident.

Who conducts a reserve study? An engineering firm will conduct this study. We solicited and received two bids; FWH Associates was awarded the bid.

How many are on the inspection committee? Usually 3; right now, none.

III Property Issues: Presented by the Board President
Landscaping:

Mulch	Sprinkler System	Mowing
Fertilizing/Weed Control	Fall Clean Up	Spring Clean Up
Shrub Trimming	Berms	Aeration & Seeding
Tree Trimming	Signage	Vendors

We feel your pain. Mulch was subcontracted this year. We as a board were unhappy of mulch in past since it would wash away. We met with FC and asked for solution for quality. Fresh Cut subbed out mulching this year and they decided to blow in mulch. This resulted in staining property walls; we went after Fresh Cut. They did a bad job on clean up and then subbed out to clean up. That firm did one property and then they said no after one house.

Weed control has been a problem; this is also subbed to TruGreen. They spray but say they have to be careful which is an ongoing concern for us.

Shrub trimming was bad with a lot of trimming not cleaned up. We continue to address these issues as we are made aware.

Sprinkler system they do a fairly good job. Our grass has been pretty green, there are some spots. Overall, because of the time we invested over the past 2 years the grass has improved. Residents should call when they

see issues. Once a month there is inspections, but repairs are done as needed. Board members walked every inspection with the sprinkler man; we would show him the problem and he would correct. A timing box went out, electrician was needed, and he then need to do 2 repairs. Carolyn added that in 2020 Donna and Terry walked every Wed with Steve noting that he needed to learn the system and this year having the schematic made it easier. This year drains were clogged but resolved and tweaks to schematic.

Fall clean is done, a second cleanup was done last year. Board will review if we need a second this year. Berms along Lagoon are washing out. There has been no mulch placed in the berms because it washes away. We had an analysis of berms, trying to determine what to do. FC wanted to take the 3 worse, then determined we can't plant because they are to grown cover, tree roots prevented this, price was high. A second company suggested paver walls, top soil, with no guarantee to save trees or overflow. It should also be noted that homeowners own the berms.

Signage- Horizon area sign is damaged, and we have a replacement sign for March next year budget. We painted Shipmaster sign but at some point, it will need to be replaced.

Sprinklers do not come on the night before mowing. Currently Thursday is the mowing day so sprinklers would not run Wednesday evenings.

Upcoming tree trimming is 2 years list. There are18 trees total to trim, last year no work due to COVID. Scheduled for December 6th.

We are looking for suggested landscaping/sprinkler vendors. Last year three vendors bid landscaping. The contractor needs to handle both sprinkler and lawn.
Two other companies are interested but if any of you have vendors that are willing get their name to Dennis Thompson ASAP.

Open Questions on these topics:
I am a do-it-yourself gardener; is there a way I can do my own not using the landscaper?
Tell Dennis, he passes it along but that does not mean the company will not touch or trim.
This opt out information is in the annual letter sent to all homeowners.

We back up to marshes on Horizon, there are trees behind bulk head, marsh. Can anything be done with these? You can try asking city. Our contractors cannot touch wetlands. There are some homes on Gull that also back up to wetlands with similar situation.

Horizon lane Circle is not maintained, why? It is city owned. There is insurance if issues preventing us from touch it. We suggest you call the city. Doran who lived in 56 would take care of this area; they moved and now looks bad. Maybe ask the garden club if you are connected or know of anyone on the club.

343 Gull backs up on water, the other property next to it not maintained. Can anything be done? This owner is in litigation with city and has been for many years. She does not maintain property; we suggest you call the city and ask them to cut and bill the owner.

Berms, fall into gray. Is sculpting the owners or associations problem? We agree it is a gray area, but berms are there for water retention. Yes, we can ask homeowners. There is a uniformity piece there as well as part of Kings Cove footprint. We have one tree now that is intruding on sprinkler system. As an association we try to keep uniform. We want to hear from you with ideas.

Is there any money in budget to have additional weeding done? We have discussed this as a board and will be looking into it.

What is the ruling on boat parking in the street? These are city streets, so parking is per city ordinance. Our regulations are related to driveway parking only.

Sprinklers and landscapers please explain how it works.? Sprinklers are all on times, go off in sequence by timer. Zone runs then shuts down; next zone starts running. This continues all night long, except Wed night before cutting on Thurs.
Flower beds are not part of weeding, homeowners responsible. Weeds in other areas are landscapers' responsibility.
Beds are mulched and shrubs are trimmed. If you want beds weeded, you will need to hire separately on your own. Fresh Cut charged one owner $50 or $75 per person for personal weeding.

Can you plant what you want in your bed? Yes, you can.

One homeowner took a class on sustainability and said Rutgers may be willing to come out and help with berms. They may also offer suggestion on chemicals etc.;

Is Fresh Cut a yearly contract? Yes, we will be going out for bids in December.

Is it to late to get my tree on list? Yes, put it in writing to Thompson for next fall trimming.

Horizon Lane is getting a knew sign. Will it look like Shipmaster? No, it will be the design of what is there. Why were we not asked? It is an extra expense to all and considerably higher to redesign.

Can we put a lighthouse near this sign? If homeowner wants a lighthouse, they can put in a property modification. We will take a second look at the sign specification.

Official tree trimming on Lagoon, was that done by city? Yes, we believe it may have had something to do with Atlantic City electric and upgrades.

Appreciate website, is there any way to have sprinkler schematic on the website so homeowner can locate their heads? The schematic is on a site not paper. If you want yours marked, we can suggest a means to have them marked.

Drainage pipes are clogged who do they get corrected? Report this to Dennis

Pine trees are original from construction are owners responsible? Yes

Architectural & Landscaping (A&L) Regulations Presented by Terry and Ken

Property Modification form requests			Unification of paint colors	Shower enclosures
Driveways	Trash Cans	Decks	Windows/Grids	Garage Doors

A&L regulations were updated in 2020 to reflect most recent changes. Ken is currently working on updating to be less cumbersome and user friendly.

Whenever you are making changes even if you are meeting A&L regulations a property modification form must be submitted before work begins. With manufacturers discontinuing colors or product not available, some interpretations on color may not reflect the A&L's intention for uniformity.

Please do not put your trash out then leave town. Many times, trash has blown all over and/or cans remain out front for a week or longer. Our regulations say cans must be away within 24 hours of trash pickup.
Open Questions on these topics

Shower enclosures are not permitted. We have a list of those that are grandfathered in; others are not permitted. You are permitted to have the piping/shower heads out back.

Rules and regulations, as an attorney how can I be made to follow these then I read the A&L regulations and found them to be to long and confusing. So I am trying to make them clean and less confusing.
Your comments are welcome to improve this document. There is lack of input until there is problem so, please contribute.

Questions on these topics:

Typically, wouldn't you need a vote to change colors? This was addressed in an open meeting, and no one objected. In minutes, we note with no objections' varied colors are a problem and the change to uniform colors. Sherwin Williams did away with formula and used original Kings Cove colors which they had on file to supply the approved color. This uniform color update was established 2 years ago. There is a 2-year deadline by August 2023 to get colors uniform

Horizon, homeowner noted her natural wood deck is taken care of each year. She was cited by Kings Cove for natural and doesn't like stain. It was stated that when you live in a deeded community you need to live by the regulations of that community.

A homeowner then asked, "Did you read the By Laws you agreed to when you purchased your property?"

Communications: Presented by Fred and Dennis

Respect for property; there is NO common area in our neighborhood. Please be aware if walking a dog etc. as this property is someone's property. Our spacious area is not common.

Be Neighborly. Parking is referenced under City streets, pulling onto lawns, blocking driveways or parking on the wrong side of the street can be ticketed. As a retired police office, I found that upon request they will enforce parking.

One question received: Is tires on curb since they are kind of rounded, OK? As long as you are not blocking driveway and not on the sidewalk.

20 people we need Email address please provide to Dennis

Election portion, when we get to vote count, will be in this room. Opening and counting in front of you. Candidates will introduce themselves,

Two judge/volunteers, who are not candidates are needed; two such homeowners volunteered.

Carolyn demonstrated Kings Cove website navigation as ballots were being opened and read.

IV **Vote:** Presented by Dennis:
Count is required by law to be done in public
Introduction of candidates
2 Judges tallied the votes

Results:
68 Donna Maurer - re-elected
62 Ken Metzner - re-elected
62 Terry Burt - re-elected
54 Joe Maxwell
50 Melinda Johnson

Finalize election positions will be discussed and finalized at next meeting.

Next meeting date will be Wednesday Dec 1 at 6:00 p.m.
Monthly meetings will be the first Wed of each month at 6:00 p.m. (tentative schedule)

President officially adjourned the meeting

Those who verbally communicated interest in servicing on the inspection committee are:

Frank Leseas
Joe Maxwell
Ray Benson
Fred Kampe
Louis Ezzie