Kings Cove Neighborhood Association
Board Meeting
July 6, 2022 @ 6:15pm

Attendees:

Dennis Thompson, Property Manager
Donna Maurer, President
Ken Metzner, VP
Carolyn Inhoffer Montes, Secy/Treasurer
Fred Hess, Member at Large

Agenda:

1. Reviewed and Approved Minutes of June 8, 2022 meeting
2. Reviewed June 2022 Financial Report
   a. 2 delinquent Owners – turned over to attorney. 316 Arbegast will get a letter stating a lien will be placed on their property and the other one, 318 Seashell, who is two years behind is going to collections and has a lien placed on the property.
   b. The water bills for this year and last are attached.

      2021 total-$13,450.39. 2022 total-$18,361.31

	2021		2022 (March of '21 to '22)
Excess:	4 Gull	$2,179.90	$2,274.40
	319 Arbegast	$3,702.80	$5,987.80 (had leaks)
	348 Seashell	$3,388.25	$4,672.91 (had leaks)
	42 Horizon	$1,309.33	$2,658.14
	2 Horizon	$1,010.93	$1,709.98

   c. Overall, Carolyn raised concerns about the sprinkler budget given Bo is fixing and moving things without proper pre-approval. Initial turn on report still has not been received by the Board. Ken asked Dennis to detail out the YoY (year over year) comparisons of the sprinkler repair bills.

<u>Open</u>

1. Evergreen – sprinkler issues, meeting, weed pulling
   a. The bills from Evergreen don't align with the elements of the contract, Dennis will dive into the details for us.
   b. Grass will be fixed by Evergreen at no additional cost to us.
   c. 1-13 Horizon odd-numbered units, grass is brown in their rear yards, per Ken

   d. The Board is in agreement that their invoices aren't going to be paid until we are comfortable that the service is in alignment with the contract and expectations.
2. Modification request for 335 Arbegast. Board has approved the sidewalk extension request from the steps to the sidewalk, for pedestrian access only, not to be used for additional parking.
3. The Board discussed an Owner's letter asking about firepit and fireworks. For firepits, per Fred, Brigantine follows the NJ municipal fire code. To paraphrase: "no fires on decks or porches or overhangs, must be 15 feet from a structure". Ken will review our Bylaws to see if we have what we need, if not, he'll propose language. An email will go to the residents. If someone is seen using a firepit, call the fire department and they will handle it.
4. Legal opinion regarding fine max, Ken is to look at our documents to determine next steps.
5. Inspection Report
   a. Gull and Arbegast letters have been sent
   b. 5 Units cited for the screens. Windows all on one wall, should have screens or not. It's an all or nothing, per visual wall. All screens should be in good condition, no tears or disrepair.
   c. The few violation notices that had questions from the respective owners are being addressed in writing.
   d. All questions and concerns MUST be put in writing to Thompson Realty. Do not call and harass the Thompson Reality office personnel, please.
6. Board Candidate Information – Bill Michel – 343 Gull Cove. Board voted to approve his appointment.
7. Arbegast pod is still in the driveway. Was supposed to be gone by June 30th. A letter will go to them with notice of the fine amount.
8. 332 Seashell, without shutters continues to have no shutters. A letter will be sent to this resident.
9. 303 Seashell to remove the pile of trash for donation to be removed asap. Dennis will send a letter to the resident.
10. Meeting was adjourned at 7:51.