Kings Cove Minutes 9/7/22

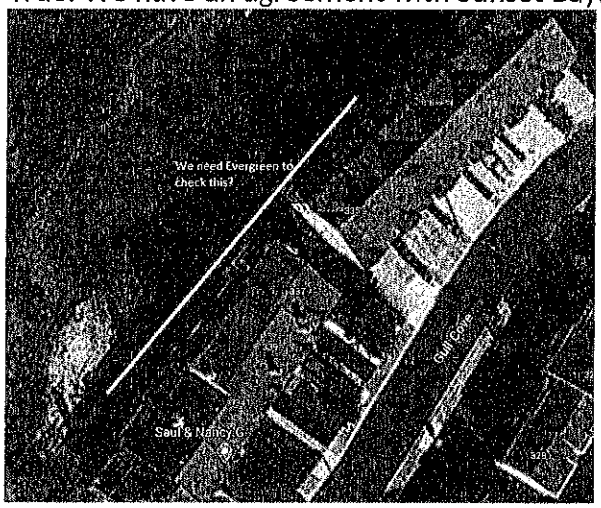
Meeting Start 6:03 PM
Adjourned 7:45
Next meeting October 5th at 6:00

Attendees:

- Donna Maurer
- Bill Michel
- Ken Metzner
- Carolyn Imhoffer Montes
- Fred Hess
- Dennis Thompson

1. Review & Approve Minutes
   Pushed to future after cleanup
2. August Financial Review
   a. Operating: $50,473.83
   b. Reserve: $79,801.99
   c. Total: $130,275
   d. Total Sprinkler Repairs: will be $21,035 to date
3. September Sprinkler inspection rained out Tuesday and Wednesday
   a. Rescheduled for 9/10/22. Bill Michel will acconmpany.
   b. Ask Bo to take notes, take a photo and send it to the board.
4. Preparation for Lawn/Sprinkler Bids
   a. Dates for sending and response
      i. End of September RFP Sent
      ii. November 1st Submission Deadline
   b. Process – site visits
      i. Bill to get tour of timers
      ii. Bill to handle site visits
      iii. Have Steve show me where the hardware is.
   c. Review RFP. What needs to be changed?
      i. Add written sprinkler reports and milestones
      ii. Split sprinklers & landscaping
      iii. April 1 system check and ready
      iv. Emphasis in RFP on crabgrass and weed treatment
5. Tying the trespassing/personal property/dog walking to the soil analysis report and sending out a special email specifically saying "stay off property, including edges. help to police this for your neighbors when you see someone violating it, owner or guest or random walker in our neighborhood" type email that is solely this topic.
   Include in annual letter

6. Video Posting on website
   No.
7. A&L Guidelines update - status?
   a. Door can be white or match shutters
8. Roof Stack Color
   Rustoleum Flat Grey
9. Comments on inspection committee findings
   Fred – why getting sited for colors now? Same color for 4 years.
10. Meetings – should they be open to homeowners? NJ 15A.
    a. Add meeting schedule and callin to website
11. Open Land on Gull Cove
    a. Fire department said that the land is classified as wetlands and protected by the EPA.
12. Sprinklers behind 337-347 Gull Cove may be tied to adjoining complex (not Kings Cove)
    True. We have an agreement with Sunset Bay.



13. Discussion re: minutes formats
    a. Remove list of vendors & clean up.