

## Kings Cove Minutes 11/2/22

Meeting Start 6:04 PM

Adjourned 7:33

Next meeting December 7th at 6:00

### **Attendees:**

- Donna Maurer - President
- Bill Michel - Secretary
- Ken Metzner – Vice President
- Carolyn Inhoffer Montes - Treasurer
- Fred Hess – Member at Large - Absent
- Dennis Thompson

### **Old Business**

#### **1. Review & Approve Minutes**

- a. October 5 Minutes Approved

#### **2. October Financial Review**

- a. Sprinkler Repairs 2022 to date: paid \$17,790. \$7,790 over budget.
- b. No post storm cleanup, for now.
- c. Board is questioning four bills from Evergreen. Agreed to remove opening charge and July Inspection charge
- d. Evergreen agreed to pay for the cut cable lines.
- e. For FY 2023, line item added for sprinkler maintenance and separated from Sprinkler Repairs.

### **Open Issues**

#### **1. Review Landscaping & Irrigation Proposals**

- a. We got proposals back from...
  - i. Sprinklers
    1. Cycle Irrigation
  - ii. Sprinklers & Landscaping
    1. Evergreen
    2. Jersey Premier
    3. Rainmaker
- b. New board will make the decision
- c. Interviews with new landscaping company will occur at December board meeting

#### **2. Monthly bullet points to homeowners**

- a. Need to beef up compliance bullet point re: color compliance and fines. The Board needs to be crystal clear as to the consequences of non-compliance.
- b. Board will pick a point person for landscaping and sprinkler issues

- c. Bullet point re: annual meeting to be removed.
  - d. Agenda and meeting schedule to be published on website. Homeowners to contact Thompson for conference call number
- 3. Finalize annual meetings
  - a. Dennis is recording Board Member agenda assignments for annual meeting
- 4. Bank Foreclosure
  - a. Board to file claim to recover unpaid HOA fees for property bank foreclosure.
- 5. 2021-22 Accountants Report
  - a. Dennis to post report on website
- 6. Brigantine Water Notice – Lead in pipes.
  - a. City is replacing the main line as well as the feed line to the home at the city's expense.
  - b. City says water is safe to drink
  - c. Homes constructed before 1987 will need to have their water feeds replaced.
  - d. Project will take 10 years