

KINGS COVE NEIGHBORHOOD ASSOCIATION

Annual Meeting
Brigantine Golf Links
November 20, 2022

Meeting Minutes

Meeting Called to Order at 2:05 PM
Meeting Adjourned at 3:45

Board Members

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

Thompson Realty (Management Company)

Dennis Thompson (Present)

A. Meeting called to order

1. Dennis Thompson notified the Board that the Quorum requirements were met with 101 ballots.
2. The 4 present Board Members introduced themselves
3. Donna Maurer thanked the Association Members present for how they are maintaining the appearance of their homes
4. Donna Maurer noted that the annual meeting was being held in compliance with the Radburn law
5. In accordance with Radburn, the ballots will be counted at the end of the meeting in the open.
6. Donna Maurer outlined the structure of the meeting, noting that after each agenda item there would be an opportunity for Q&A

B. Reports:

1. **Minutes:** Bill Michel
 - a. All minutes including those from the 2021 Annual Meeting were posted on the Website.
 - b. No requests for modifications
 - c. Minutes all approved.
2. **Financials:** Carolyn Inhoffer Montes
 - a. All financials are posted on the website monthly. If unit owners have any questions, contact Dennis Thompson
 - b. Financial accounting review is posted on the website
 - c. Reserve Account Balance Through October (November hasn't closed yet): \$82,860.39
 - d. Projected to be over budget on the water bill
 - e. Projected to be over budget on the sprinkler system – there were a lot of repairs
 - f. \$23,000 will be need to be removed to meet these bills
 - g. If we put out landscaping RFPs earlier in the year, we may attract more bidders
3. **Reserve Study:** Carolyn Inhoffer Montes
 - a. The reserve is in place to fund the Association's Infrastructure, namely the sprinkler system.
 - b. The Board budgets \$12,000/year for the reserve, and the study projects out to 2051

C. Property Issues:

1. **Landscaping:** Donna Maurer
 - a. The current landscaping contractor is Evergreen Landscaping of Egg Harbor Township.

Responsible for:

- i. Mowing
 - ii. Edging
 - iii. Fertilizing
 - iv. Shrub trimming
 - v. Mulching
 - vi. Sprinkler system
 - vii. All aspects
- b. Mulching this year was much better than last year. The mulch stayed in place, particularly on the berms along Lagoon Blvd. This helped the trees.
- c. An area of disappointment this year was weed control. The weeds and crabgrass were particularly bad this year, and we are looking to improve in 2023.
- d. Evergreen brought in a soil specialist and took core soil samples. Findings:
- i. Elevated levels of animal excrement
 - ii. High levels of salt especially on Horizon
 - iii. Evergreen needs to increase the fertilizer levels
 - iv. Fertilizer is a high priority for vendor selection in 2023.
 - v. Other than some isolated incidents, shrub trimming seemed to be outstanding (2 times per year)
 - vi. Tree trimming – Owners need to notify Thompson Management if their trees need to be trimmed. Done in the fall.
- e. Sprinklers were a major problem in 2022 – worst year ever
- i. Heat & drought situations exacerbated it
 - ii. Lost 2 timers for extended periods. One of the timers runs 16 zones.
 - iii. Vendor was not as efficient as they could be.
 - iv. Vendor did not open the system properly. No inspection sprinkler by sprinkler performed, and the Board did not pay the sprinkler opening and inspection bills
 - v. Bill Michel & Donna Maurer rode with the vendor for sprinkler inspections in August and September
 - vi. Vendor had a hard time finding valves/Solenoids – buried in the ground
 - vii. Timers were backordered due to supply chain issues
 - viii. Ran the sprinkler system 24 hours/day to help grass recover. Zones set to 45 minutes
 - ix. Horizon section was without water for a month.
 - x. Sprinkler repairs were over budget – about \$17,000 in spending to date with potential to go to \$23,000

2. Architectural & Landscaping Regulations (A&L): Ken Metzner & Bill Michel

- a. Ken Metzner worked with Terry (former Board member) to clarify and streamline the A&L Guidelines (on website. Added table of contents.
- b. Guidelines include paint colors, formulas, and where to purchase (Sherwin Williams in Absecon)
- c. Owners need to be aware of sprinkler lines running under driveways when replacing.
- d. Several complaints of owners tying up dogs in their backyards. Not allowed.
- e. Trash Cans – No trash cans allowed at the curb until after 4 PM and must be retrieved by noon the following day. Trash can be dropped off or ask a neighbor to help if you can't be there to bring your cans in.
- f. Guidelines are revisited and revised for clarity on a regular basis.
- g. Last revision was done to clarify the color of storage area doors (outdoor closets).
- h. Property Modification form request – all exterior changes need to be approved by the board. Send the form to Thompson, and the Board will turn it around in a few days. The

board has 30 days to respond, but the Board responds in a day or 2. The Board does not want to delay any processes

i.
3. Q&A

If you haven't heard back on a request within 7 days, contact Thompson.

- a. **(Q)** (Owner 27 Horizon) Wants to remove gravel in front of their unit and replace with grass, but there are no sprinklers.
(A) The board is aware of the situation. The previous owner removed them and did not fill out a property Modification Form. There is another unit. The sprinkler system is the property of the association and owners are responsible for any damage they cause. Properties are purchased as-is, and new owners are responsible for issues caused by previous owners. Owner is responsible for repairs. Fill out a property request form.
(Q) What about weeds? My unit has a lot.
(A) The landscapers are responsible for pulling weeds from beds. If this isn't getting done, contact Thompson
- b. **(Q)** (Beth Peterson 25 Horizon) I have blue shutters, but my deck is brown.
(A) If you have blue shutters, your decks can be brown or blue (or trex). Check the guidelines.
- c. **(Q)** (Jackie) People have not been told that their colors are wrong. The point is that nobody knows if their colors are wrong.
(A) This has been discussed by the board for 4 years. The colors were presented at a meeting. Colors must conform by August 30, 2023. Decks, building and shutters must conform. There will be a communications plan via email.
- d. **(Q)** (No ID) Kings Cove sign has nails popping out of it.
(A) The board will address it
- e. **(Q)** (No ID) Still no Fiberglass decks?
(A) No fiberglass decks
- f. **(Q)** (Jennifer 2 Horizon) Is invisible dog fencing allowed?
(A) No guidelines at this point. Property request must be submitted. Not likely to be approved. Damage caused by dog waste to grass costs the association money to remediate.
(Q) Does Stucco and window replacement require a property modification request?
(A) Yes. And, if you have a dumpster in your driveway, you need a property modification request. The modification request process is in place for owners' protection. If an owner makes an improper change in error, they are responsible for bringing the changes up to guideline requirements and the costs involved.
(Q) Are sheds allowed?
(A) No standalone sheds are allowed
- g. **(Q)** (No ID) Are property modifications required for replacement?
(A) Yes, for changes and replacements
- h. **(Q)** (Cindy Michel 343 Gull) Why are shower stalls not allowed?
(A) There are 6 that are grandfathered. You are free to submit a property modification request but it's not likely to approved
- i. **(Q)** (No ID) How is the reserve invested? Can we put the reserve in a vehicle that will generate a better return?
(A) The board can investigate, but the investment tool needs to be liquid.
(Q) Has the board looked at a more sustainable solution to grass and sprinklers
(A) No, but we are open to suggestions. If you have any ideas please bring them to a monthly meeting
(Q) Are all pesticides or fertilizer pet and human friendly
(A) Yes. The board insists on it.

4. Landscaping RFP (Bill Michel)

- a. We found 4 contractors to bid on landscaping
- b. Evergreen (Landscaping & Irrigation)
- c. Jersey Premier (Landscaping & Irrigation)
- d. Rainmaker (Landscaping & Irrigation)
- e. Cycle Irrigation (Irrigation Only)

5. Reminders: (Donna Maurer)

Respect for properties:

- a. No Common Areas
- b. No Dogs (should not be on others property, curb your dog)
- c. Respectful Parking
- d. No Trespassing
- e. Property Owner is responsible for Renter

D. Communications with Thompson (Dennis Thompson)

- a. Please be respectful
- b. E-Mail Addresses needed
- c. Please check to ensure your proper mailing address is on file at Thompson Realty

E. Voting

- a. Run by Dennis Thomson
- b. 2 Volunteers chosen to count
 - i. Cindy Michel
 - ii. Fred Hess
- c. Results:
 - i. Carolyn Inhoffer Montes – 79 Votes
 - ii. Paul Guercio – 72 Votes
 - iii. Joe Maxwell – 61 Votes
 - iv. Bill Michel – 49 Votes
 - v. Gloria McAllister – 22 Votes
- d. Carolyn Inhoffer Montes, Paul Guercio, Joe Maxwell elected to the Board of Directors. Titles to be determined at first monthly meeting since Mr. Guercio & Mr. Maxwell were not in attendance.