

# **Kings Cove Neighborhood Association**

Board Meeting

January 4, 2023 @ 6:01pm

## **Attendees:**

Dennis Thompson, Property Manager

Donna Maurer, President

Ken Metzner, Vice President

Carolyn Inhoffer Montes, Treasurer (Called In)

Paul Guercio, Secretary

Joe Maxwell, Member at Large

## **Agenda:**

1. The Board approved the minutes from the Annual Owners Meeting, which was held on November 20, 2022.
2. The Board also approved the minutes from the December 7, 2022 Board Meeting.

## **Financials:**

3. Carolyn asked Dennis for a year over year breakdown of the water bill, which will be completed by Dennis in the near future.
4. Dennis addressed a possible billing discrepancy with Evergreen Landscaping. Evergreen is stating that there are several bills which they haven't received.
  - a. One bill was for \$8,800.00, but Dennis believes that check was sent to Evergreen along with another check for \$900.00 in the same envelope. The \$8,800.00 check

was issued, but not cashed, so that money is still in the account.

- b. Evergreen further states that there are two (2) outstanding bills from September of 2022, totaling \$5,045.00. Dennis needs to investigate further to find out if this is in fact true. If Evergreen's claims are accurate, the over-budget amount for sprinklers would be \$18,869.00. Dennis will have a definite answer by Monday, January 9<sup>th</sup>.
  - c. Evergreen is also stating that they haven't been paid yet from the cable company that damaged a sprinkler line during an installation at a resident's home. The Board is not responsible for this payment totaling \$600.00, as it is the responsibility of the cable company, but Dennis will follow-up with the cable company via email to make sure payment is made to Evergreen.
5. Dennis asked the Board's opinion of not depositing the \$1000.00 reserve payment for January & February if the board was going to tap into the reserve funds to cover over budget expenses.
- a. The Board decided that it would paint a clearer fiscal picture, as well as meet the Reserve Study, if the reserve payments were made as usual regardless of if the money is going to be taken out to cover overages.
6. Carolyn asked Dennis the status of the tree trimming services.

- a. Dennis stated that there are ten (10) homes that request tree trimming.
- b. The work is currently out for bid to both Yost and Tree Man, and he asked that the bids be returned by January 25<sup>th</sup>, so the trimming work can commence in February.
- c. Dennis does not expect there to be an overage from last year's budgeted amount of \$4000.00.

**Open Issues:**

1. The Board requested clarification from Dennis regarding the in-person meeting with Greg from Evergreen.
  - a. Dennis will present a meeting time to Greg for January 9, 2023 at 11:00am, at Donna's house.
  - b. Dennis is also going to ask Greg to bring the sprinkler keys to that meeting.
2. Dennis stated that Steve from Cycle Irrigation responded back to him via email and expressed his willingness to work with the Sprinkler System.
  - a. Carolyn suggested that an in-person meeting with Steve would be necessary to address any preliminary work he would want to do before the season starts to avoid any potential problems.
  - b. Donna agreed to reach out to Steve to schedule that meeting.
3. The Board addressed the Inspection Committee.

- a. Donna stated that the current board received the inspection chart from the previous board, which can be edited to address current issues.
  - b. Joe stated that he will act as the liaison to the Inspection Committee.
  - c. Joe is in the process of assembling the members of the Inspection Committee. As of now, there are tentatively three (3) members who have expressed interest in being a part of the Committee.
4. The Board addressed the paint sticks from Sherwin Williams.
  - a. Joe stated that Sherwin Williams will have the paint sticks ready by Friday, January 6, 2023.
5. The Board addressed and approved the Insurance renewal Quotes for 2023.
  - a. Dennis stated that the quotes for 2023 are \$963.38 higher than 2022.
  - b. Dennis stated that the reason for the increase was based off current market conditions.
6. The Board addressed the gas main replacements scheduled for later this year.
  - a. Dennis stated that the upcoming gas work was for the underground mains, not the individual gas lines feeding the homes; those were already completed.
  - b. Donna voiced her concerns about this type of work being completed and shutting off gas to owners' homes during the winter. She also was concerned about owners losing heat, and owners who live a

great distance away having to come to their homes off-season to address any gas related issues.

- c. Carolyn & Donna do have a reliable contact for the gas company in case further clarification is needed on this issue.
  - d. Paul stated that once more information is received on this issue that the Board let the owners know via email about the scheduled repairs. Also, if the owners have any questions or concerns about the issue, they can contact the gas company representative at the number that the Board has and will include in that email.
7. Paul did address the fact that some owners on Horizon are unhappy about the current color change, because their homes were compliant before the change.
- a. Donna reiterated that the color change has been in effect for three (3) years, and those owners can check the meeting minutes from the General Membership Meeting three (3) years ago that reflect that change.
8. Joe stated that he would like the upcoming Inspection Committee to wear name tags while doing inspections for 2023, to display a more community-oriented feel.
- a. The Board agreed that the Inspection Committee members will wear a lanyard (supplied by Joe) that displays their first names.
  - b. Paul also suggested that the Board make the owners aware of when the Inspection Committee will be doing their inspections via the monthly email.

- c. The Inspection Committee is looking to commence operations in April of 2023.
9. Ken requested clarification from the minutes from the November 20, 2022 annual meeting regarding the reserve budget of \$12,000.00.
  - a. Dennis & Carolyn clarified that the Reserve Study requires the Board budget \$12,043.00 per year for reserve.
  - b. Carolyn further stated that the Annual Expense is the one that varies.
10. Carolyn addressed the issues with the stucco finishes of owners' homes. Apparently, there are some homes that are getting the color mixed-in with their stucco.
  - a. The Board agreed that pre-colored stucco is NOT compliant. All homes MUST be painted with the correct color after the stucco is applied.
11. Joe addressed the deteriorating conditions of the phone boxes, cable boxes and mailboxes.
  - a. Dennis stated that he would contact Verizon to service the phone boxes. Dennis did say that Comcast is tough to get in touch with, but he would try.
  - b. Dennis stated that the Townships are not servicing the mailboxes anymore.
  - c. Donna did suggest painting the mailboxes and Dennis did not see a problem with that, as long as the City of Brigantine is notified.

The next monthly Board meeting will be February 1, 2023.

Meeting was adjourned at 6:42pm.