

Kings Cove Neighborhood Association

Board Meeting

February 1, 2023 @ 6:07pm

Attendees:

Dennis Thompson, Property Manager

Donna Maurer, President

Ken Metzner, Vice President

Carolyn Inhoffer Montes, Treasurer (Called In)

Paul Guercio, Secretary (Called In)

Joe Maxwell, Member at Large (Called In)

Guest:

Steve Elias, Cycle Irrigation

Agenda:

1. Meeting with Steve Elias from Cycle Irrigation:

Steve was present at this Board Meeting. Steve introduced himself and went over several points about his operating plan for the Kings Cove sprinkler operations for 2023. Steve explained how thorough and familiar he is with our system.

The board presented several problems about the irresponsible servicing of the sprinkler system last year. One of the biggest problems last year was that some areas of the sprinkler system weren't turned on until August, and several areas of grass and flowers died as a result. Steve assured the board that he would not let that happen, and he will turn

on the system and have it fully operational by the end of April 2023. Steve will also do a complete inspection of the system during the turn-on. Steve will give a 2-3 week notice to Dennis via email of a definite date he plans to turn on the system. Steve was also reminded to notify Dennis for any issues regarding billing and repairs. Carolyn asked if Steve could meet with her in person to walk the property between March 15 to the 21st. Steve agreed to do that and will reach out to Carolyn as it gets closer to that time to narrow down a specific day.

The board also raised the issue of certain residents going directly to the sprinkler repair personnel and asking them to do repairs to their home bypassing Thompson Realty, which incurred additional expenses to the Board. Steve assured the Board that if any residents approached him about repairs, he would immediately refer them to Thompson Realty BEFORE doing any repairs or services, which are over a "basic" repair. Joe Maxwell agreed to be a direct point of contact for Steve to address any issues with the sprinkler system and the residents, and Steve was given Joe's phone number. Joe will be present with Steve when he does the initial turn-on of the system.

Donna gave Steve the original keys to the sprinkler system and mentioned that she has a spare set at her house in case of an emergency. Steve agreed to work in conjunction with Greg Moissinac of Evergreen Landscaping to ensure that the

sprinkler system is turned off the night before the grass is scheduled to be cut. Donna did give Steve Greg's cell phone number.

Steve suggested that during his monthly inspections of one day a week, that he focus on one section of the Sprinkler system every week, rather than the jumping from section to section on inspection days. The Board agreed to that recommendation, and there will be no extra charges if additional problems arise in another section on an inspection day. Steve also stated that he wanted to run the sprinklers twice a day by cutting the full run cycle in half, rather than one straight cycle. Steve's reasoning was that the roots of the lawn will absorb more water by running the cycle twice. The Board agreed to that run cycle.

Steve also suggested to the Board about a Community WIFI system to run the timers. Using WIFI would greatly enhance the efficiency of the sprinkler system because the WIFI runs off weather satellites, and it will allow the system to self-adjust run time to the changing weather conditions, such as longer run times on hot days, and shorter times on colder days. Paul asked if Steve could check our current timers to see if our current timers are WIFI compatible, and he agreed to do so.

Steve also asked for clarification on a scenario where if a resident did their own landscape work and damaged or

relocated a sprinkler, who would be responsible to fix the sprinkler? Donna stated that the resident would be responsible for the costs associated with the repair or service. Donna also answered Steve's question on a scenario where a homeowner purchased a house that has a problem with the sprinkler due to the previous owner removing the sprinkler. Donna stated that the new homeowner would inherit that issue.

Steve is familiar with past sprinkler issues with two properties on Horizon Lane (20 & 22), which are not the Board's responsibility because of the actions of the previous owners.

2. The Board approved the minutes from the January 4, 2023, meeting.

Financials:

1. Dennis placed the excess water bills back on the financials at Carolyn's request. The water bills addressed from April of 21 to May of 22. Dennis did lower the water budget for this year's financials because the sprinkler system was not turned on until late August of 2022. Dennis did state that there may be two outstanding sprinkler bills totaling \$5,000.00 from Evergreen from last season (2022).

There is also a balance from Yost tree service that will have to be paid this fiscal year. Dennis also stated that he has two bills for his services for January & February, as well as the electric bill for February, which total \$7,300.00, minus \$2,500.00 that is currently in the operating budget. A minimum of \$4,800.00 is needed. The Board did transfer \$8,000.00 from the Reserve Fund; however, the Board is currently \$14,189.00 over budget for water, landscaping, and sprinklers. The overage is NOT considering the past sprinkler bills from Evergreen for \$5,000.00.

Dennis asked the Board to authorize \$6,000.00 be transferred today, as well as the additional \$5,000.00 to cover the past due sprinkler bills, for a total of \$11,000.00. The Board voted to transfer the \$11,000.00 from reserve.

2. Ken stated that the Board is okay financially after transferring the \$11,000.00 because the Reserve Study calls for the Board to put \$23,250.00 in reserve to cover overages.
3. Carolyn requested permission to share the financials of the water usage showing the year over year differential with Steve from Cycle Irrigation, so he can make informed decisions when dealing with the sprinkler system. The Board approved that request.
4. With respect to the water bill, Ken asked if the consumption had gone up or the rates. Dennis stated that the flat rates of the water had stayed the same, but he didn't immediately

know what the water company is charging per gallon. Dennis stated that he would call the City of Brigantine to find out.

Open Issues:

1. Donna addressed her and Joe Maxwell's meeting with Greg Moissinac of Evergreen Landscaping. She stated that he was sincere in acknowledging the shortfalls of the landscaping last season, particularly with the abundance of weeds, and the weeds in the flower beds. Greg stated they would use plenty of preemergent to address the crab grass.

Greg further stated that Broad Leaf weed control would be done, and if it's not working than the second treatment would be completed by Greg at no cost to the Board.

Donna also addressed the fact that Greg's workers were trimming properties that they were asked not to. Greg stated that the information was lost on the crews who were coming out to do the work. Donna suggested using a flag system (which Greg would supply) that homeowners can put outside of their homes indicating that they opt out of having their landscaping trimmed.

Greg stated that Bo will not be managing any projects in the community, he will only handle chemical treatments. The project manager and point of contact will be Junior.

The Board did address the fact that aside from the weed issue, Greg did a good job with the overall landscaping and

mulching. Most of the complaints were about the sprinklers. Greg did say that he was going to mulch in April, which will last longer. He also agreed to deep trench around the mulch, as well as put a heavy coating of mulch on the berms.

2. The Board addressed the Pergola Roof request for 22 Horizon Lane. The board denied this request 3 to 1 and reaffirmed their position that the only approved shade is a retractable awning.
3. The Board addressed the color of the stucco at 24 Horizon Lane. Apparently, the color was mixed into the stucco as a finish, and not painted on. The result was a yellow color, and not the approved A&L Kings Cove color. The Board decided to send a letter and advise the homeowner that the current color is not compliant.
4. Donna advised the Board that we now have a color swatch folder from Sherwin Williams containing color cards with the approved colors so they can be given to any homeowners who are requesting them. Joe was the person who got Sherwin Williams to make the color swatch cards. If a homeowner only wants the color formula, then they will be referred to the Kings Cove website to get that information.
5. Carolyn stated that she didn't receive any information in writing if her Property Modification request was approved

for her and her neighbor's (56 & 58 Horizon) wall repair. Work is scheduled to begin on February 9th. Dennis advised Carolyn that the request was approved.

6. Dennis wanted to go over the current budget numbers for 2023. He stated that the budget is tight, and he doesn't believe the Board will have to raise fees, especially because of the Reserve Study. He wanted to make sure the Board was okay with his current allocations.
7. Inspections will begin in May, and that information will be posted on the website as a bullet point. It will also note that the Inspectors will be wearing lanyards.
8. Donna suggested adding our current vendors (Landscaping & Sprinkler Service) to our website, but Ken suggested that the vendor information be put in the monthly emails to the homeowners.
9. Ken wanted to include in the monthly email what the Reserve Study calls for the Board to spend. To keep the budget balanced Ken suggested putting \$11,815 on the income side, and on the expense side increase Sprinkler Repair by the same amount in order be more transparent. To clarify, the total income will be \$157,335.00, and the total expense will be \$145,292.00. When you add in the \$12,403.00, it comes out to \$157,335.00.

As a result, Ken made a motion to approve the 2022-23 Budget with the following changes: line 4030 on the

income side in the amount of \$11,815.00, and an increase of the same amount to line 5170 for Sprinklers Repair on the expense side. The Board voted to enact that change.

10. Donna did state that she will be out of town for the next Board Meeting on March 1, 2023. She will be available to call in or use Zoom, but she would not be available to offer her home as a meeting site. Paul did agree to host the March 1st meeting at his home at 26 Horizon Lane.

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

Meeting was adjourned at 7:43pm.