

Kings Cove Neighborhood Association

Board Meeting via Zoom

April 5, 2023 @ 6:18pm

Attendees:

Dennis Thompson, Property Manager

Donna Maurer, President

Ken Metzner, Vice President

Carolyn Inhoffer Montes, Treasurer

Paul Guercio, Secretary

Agenda:

1. The Board approved the minutes from the March 1, 2023 meeting.

Financials:

1. Carolyn went over the balances both in the operating budget (\$138,075.31) and reserve (\$68,976.20), totaling (\$207,051.51). Carolyn also pointed out that Ken's suggestion to transfer the reserve amount in to the budget has been implemented, which will provide a more transparent budget.
2. Carolyn pointed out a possible error with the computation of the budget. The input figure should be \$12,043.00 divided over a 12-month period, which would be \$1,003.58. Dennis agreed that there was an inputting error, and he would correct it ASAP. Carolyn inquired if the software automatically divided the amount by 12 months or is there another way of doing it. Dennis stated that the software automatically divides the budget by 12-months, and there was no other way of doing it.

Dennis stated that once the amount is posted on the statement of operations it will be clearer and won't be broken down monthly.

3. Dennis addressed the issue that as of this meeting six (6) owners haven't paid their annual dues. One of those owners has not paid in the last three (3) years, and a new owner had bounced a check. April from Thompson Realty is working on locating that owner because his contact information was not current. Dennis is also going to send a new late notice with the updated charges to the owner who is three (3) years late.

Open Issues:

1. Donna addressed the modification requests for 6 & 8 Gull Cove. Both properties submitted Property Modification Requests for emergency roof repairs. Both properties were going to use the Owens & Corning Quarry Gray. However, that color is no longer being manufactured. The homeowners were given another Owens & Corning color that was supposed to closely match the discontinued color. The homeowners supplied a sample consisting of one (1) shingle to Joe Maxwell. After looking at the sample it appeared that this color was a good match to the discontinued color, and the board approved the requests. However, after the new shingles were installed, they were inspected by Joe Maxwell, and they had a blue tint to them, which was in stark contrast to the rest of the homes. Joe Maxwell immediately contacted Donna and explained the issue. Donna contacted Owens & Corning and they confirmed that they are no longer making the Quarry Gray, but there are still supplies of that color in circulation. The Board is considering removing the Owens & Corning Quarry Gray shingle choice off the A&L until a suitable replacement can be found. Donna did address the concerns of a homeowner from 18 Gull Cove

who wanted to use the same replacement color. Donna did suggest using another approved shingle color that is available from Tamco or Timber Line. He was receptive and agreed to explore other approved options. That homeowner also inquired that if he could locate the discontinued Owens & Corning color, would he still be able to use it. Donna told him that he absolutely can, as it still is an approved color.

2. The Board agreed to have Joe Maxwell deal with Owens directly to explore other options to replace the Quarry Gray on the A&L. Additionally, Paul also suggested that the entire Board examine the replacement color at 6 & 8 Gull Cove to assess the differences and see if the Board can approve the replacement color as a permanent option.

3. The Board addressed the possibility of utilizing another exterior option other than stucco. The Board discussed the possibility of using Hardy Board as an option, but more information and samples would be needed to make an informed decision. Paul also suggested the use of vinyl siding on the outside wall of particularly end units, but Donna was concerned that it would create a "patched" look in the community. Ken wants the Board to be proactive in addressing the stucco concerns within the community, because of the poor performance of stucco with moisture issues. Ken suggested that the Board empower homeowners who are interested in using other materials to become involved with input regarding certain materials that will be a better alternative to stucco. Paul suggested soliciting homeowners through the monthly email for input regarding an alternative to stucco. Donna was concerned about homeowners' backlash since the Board is asking everyone to paint their current stucco and become compliant with the A&L. Donna thinks that a better approach would be to deal with these types of requests on a case-by-

case basis and follow Ken's suggestion and have the homeowner gather information about the product they would want to use. Donna further stated that this discussion would be better suited closer to the Annual Meeting. Donna also stated that in Kings Cove the owners are responsible for the exterior of their units, as opposed to other developments where the Board is responsible for the exteriors and can impose a change at one time. Donna is concerned that his type of change will lead to a "Patched Quilt" look. Donna did appreciate the forward thinking and The Board will remain open to this suggestion and will more than likely have to hire a lawyer to find out if a general membership vote is needed to enact this change. Ken reiterated and asked the Board to allocate the money to hire an attorney to explore this issue further.

4. The Board agreed to allow the landscapers to go ahead and apply the mulch in the next couple of weeks. Donna also asked Dennis to remind the landscapers not to block the crawl space vents of the units with mulch.

5. The Board addressed an email from a resident regarding the feeding of wildlife in the community. There is an ordinance in Brigantine prohibiting the feeding of racoons and foxes. The ordinance also discourages the feeding of birds IF it becomes a nuisance to others. Ken and Paul suggested including a copy of the actual ordinance from the City of Brigantine in the monthly email. Donna also stated that because our homes are very close to others that the feeding of birds and Ferrell cats can very easily become a nuisance to our neighbors. The Board agreed and clarified that they will have to act if they receive complaints from residents.

6. The Board addressed the "Common Ground" between the units. The Board concluded that residents should be neighborly to each other and work out issues such as using this area to move trash receptacles to the

street and allowing contractors access to complete repairs. The Board agreed that they will not intervene on these issues.

7. The Board addressed 304 Gull Cove, and how landscapers allegedly kept piling mulch in front of the crawl space vents. The Board has not received any other complaints about this issue at any other properties. Donna again reiterated to Dennis to make sure the landscapers know not to block these vents.

The next monthly Board meeting will be May 3, 2023.

Meeting was adjourned at 7:14pm.