

Kings Cove Neighborhood Association
Board Meeting
June 7, 2023

Called to order 6:05 pm

Attendees:

Dennis Thompson – Property Manager
Donna Maurer – President
Joe Maxwell – at large/Chair Inspection Committee
Carolyn Inhoffer Montes - Treasurer
Paul Guercio (excused absence) - Secretary
Ken Metzner (excused absence) – Vice President

Minute from April are approved.

Financial Report

Operating \$113,339.53
Reserve \$ 74,035.90
Total **\$187,375.43**

Dennis will compare sprinkler repair costs 2022 to 2023 after the June and July bills are received. We expect that we will be in a very good financial position under our new sprinkler vendor's management.

Open Issues:

1. Dog Issues/No Trespassing/Sign requests.
 - a. Our rules will be actively enforced.
 - b. Tenants/Owners/Guests who chain dogs will be warned and then cited.
 - c. Tenants/Owners/Guests who allow dogs to do their business on others property will be documented and cited.
 - d. Joe will distribute notices during the yard sale weekend to put everyone on notice that this issue will no longer be tolerated.
 - e. Little green signs can be placed in gardens stating no trespassing/dog walking, so as not to interfere with landscapers' and their weekly work.
 - f. Joe will speak with Bill Fiore to find how to obtain a matching city sign for the large area by 318 Gull large space where violations routinely occur.
2. Dennis will begin copying the tenant on the letter to the owner in case owners aren't forwarding the specific.
3. Mailbox Painting Status.
 - a. We received 2 quotes: \$1500 or \$1350 for all 16 mailboxes. The 3rd quote did not respond. We will do this at the end of the season once we know how our budget. Post office no longer takes care of mailboxes. The board approved \$1350 Joe Lauletta.
4. Deck Expansion Request.
 - a. Denied due to it violates our bylaws. Structures cannot extend beyond the existing site line.
5. 2022-2023 Accountant's Report.
 - a. Discussion postponed to July when the full Board can be present.
 - b. Dennis is requesting the report be reviewed again by the Accountants, as there was some boilerplate language incorrectly in the cover letter.
6. Inspection Committee Report.

- a. An AMAZING job was done by this year's committee and chairperson. A HUGE thank you to the entire committee for all their hard and timely work!
 - b. Letters were approved and will go out before the end of June.
 - c. Because everyone is working so hard to accomplish being compliant, and there is a shortage of contractors, the deadline will now be September 30, 2023.
 - d. Joe will track completed items to the spreadsheet.
7. 2023 Water Bills.
- a. As compared to previous years, we are doing well in usage and to our budgeted amount.
8. Other Business
- a. New composite deck colors have been approved. Reference the A&L.
 - b. Outstanding modification requests that haven't been responded to; Dennis is looking into asap for residents who mentioned it to Donna.
 - c. Dennis will ensure that Evergreen isn't doing work on Dirt Island (the cul de sac / grassy / dog walking area on Horizon). That circle is the city's responsibility.
 - d. Anderson windows is soliciting throughout the island. They received a permit from the City of Brigantine to do so, thus why you may have someone knock on your door soliciting in our community.

Adjourned 7:25 pm

Next Board meeting: July 5th at 6pm