

Kings Cove Neighborhood Association
Board Meeting
July 5, 2023

Called to order 6:11 pm

Board Attendees:

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

Resident Attendees:

Rob Freeman (Called In)
Melinda Johnson (Called In)

Minutes from June 7th are approved.

Financial Report

Operating	\$84,701.15
Reserve	<u>\$75,060.95</u>
Total	\$159,762.10

The sprinkler repair costs this fiscal year were about half of what they were this time last year.

Open Issues:

1. Residents Melinda Johnson and Rob Freeman introduced themselves to the Board.
 - a. Questions were addressed about painting the chimney stack. Residents can use any gray colored high-temperature Rustoleum spray paint.
 - b. Resident Melinda Johnson inquired about planting flowers in the circle area on Horizon. Residents were advised that the City of Brigantine owns that land, not Kings Cove, and any planting would have to be approved by the city. She agreed to follow up on that issue with the city.
 - c. Resident Rob Freeman was asking the Board for recommendations on painters; however, he was advised that the Board was not able to recommend services, but individuals could.
 - d. Rob Freeman also raised some awareness about some faulty sprinkler heads in the rear of his property, and the Board addressed those issues.
 - e. Rob also received clarification on the deck colors, and the Board agreed to drop off a paint swatch to him. He was also directed to the approved colors on the website.
 - f. The resident callers were advised of the new color compliance deadline which is September 30th.
2. The sprinkler repair costs this fiscal year from Cycle Irrigation were about half of what they were this time last year with Evergreen. Currently, Cycle Irrigation's bill is \$4,711.80, compared to Evergreen's bill of \$8,660.00 this time last year.
3. Accountant's Report
 - a. The necessary corrections were made to the Reserve Study to show it in the report.
 - b. The Board will vote to on the new financial report next meeting.
4. Violation Notices
 - a. All notices have been issued to residents.

b. Requests for extensions were addressed. The Board agreed that the deadline is September 30th. Any extensions will be reviewed on a case-by-case basis.

5. Roof Colors

a. Slate Stone Gray by Corning is approved for use.

Adjourned 6:45 pm

Next Board meeting: August 2nd at 6pm