

**Kings Cove Neighborhood Association**  
**Board Meeting**  
**September 6, 2023**

**Called to order 6:06 pm**

**Board Attendees:**

Dennis Thompson – Property Manager

Donna Maurer – President

Ken Metzner – Vice President – (Called In)

Joe Maxwell – at large/Chair Inspection Committee – (Excused Absence)

Carolyn Inhoffer Montes – Treasurer- (Called In)

Paul Guercio – Secretary

**Resident Attendees:**

- None. (Residents of 29 Horizon were supposed to call-in but they did not).

**Minutes:**

- Minutes from August 2, 2023, are approved.

**Financial Report:**

Operating \$55,455.91

Reserve \$76,556.85

Total **\$132,012.76**

- Carolyn addressed a delinquent property owner – Dennis sent that person a total bill of what was owed. The house will either be sold as a “short sale” or Sherriff’s sale (Dennis explained the differences). The Board is hoping to recover the total amount that is owed depending on how the property is sold.
- Dennis also stated that he had switched the KCNA bank account to a High-yield Money Market account, which will pay the KCNA 5.35% APR.

**Open Issues:**

1. Landscaping:

- Several residents complained about the crab grass; however, Greg (Landscaper) stated it was too late in the year to address it now. Greg plans to address the crab grass in the fall during the aeration & seeding process.
- Steve (Sprinklers) also stated that there is also Dallis grass that has been plaguing the area. Dallis grass, according to Steve, is new to the area and is very hard to get rid of. It is very similar to crabgrass except it has a large blade of grass coming out of the center of it.
- The Board will also look into a specific professional to handle lawn chemicals in the future in order to combat the crab and Dallis grass.

2. Rentals:

- There is no rental policy or procedure listed in any of the current KCNA documents. **The Board does not control or enforce any rentals within the KCNA community.** Residents are free to rent out their properties in accordance with the City of Brigantine’s rules and regulations regarding rental properties.
- There is legislation currently being drafted within the City of Brigantine Council that will possibly place much stricter rules in place for rentals.

3. Violations:

- A lot of properties have become compliant since being issued violations.
- Trex discontinued one of the KCNA colors (Toasted Sand) and was replaced with (Saddle). The new color - Saddle is nowhere close to the previous color - Toasted Sand. The Board will hold off on approving this color until more members are present to physically see it.
- 28 Gull Cove - The Board addressed the door color (beige) for which a violation was issued. The Board decided to have the color inspected again before deciding on if it is compliant or not. It should be noted that this property was already looked at three times regarding the door color.
- 335 Arbegast – The Board received a hand drawn illustration showing that the bottom deck will be extended from 6' to 9', which according to the owner's drawing, would make it even with the closet. The Board approved that extension based on that drawing. However, after looking at the photographs of their current deck, it is already even with the closet. So, extending it to 9' would make the new deck come out 3' past the closet, which the Board does not approve of. Based on this new information, the Board rescinds its original approval because the drawings were misleading. Dennis will advise the owners of the Board's decision ASAP.

4. Annual Meeting:

- The Board decided on Saturday, November 18, 2023, during the morning hours, for the Annual Meeting and elections. Donna Mauer and Ken Metzner will be up for re-election. Venue TBA.

5. Other Business:

- Residents of 29 Horizon were supposed to call into the meeting to express financial concerns about their violations. They never called into this meeting. However, the Board agreed to grant them an extension until May 1, 2024, in a preemptive attempt to alleviate some of their financial issues. Dennis will advise them by letter.

**Adjourned 6:55 pm**

**Next Board meeting: October 4, 2023 at 6pm.**

**Additional Information:**

- On Friday, September 8, 2023, the Board decided not to rescind the approval for 335 Arbegast because new information was brought to the Board's attention that supports the 3' extension of the bottom deck.