

Kings Cove Neighborhood Association

Board Meeting

October 4, 2023 @ 6:00pm

Attendees:

Dennis Thompson, Property Manager
Donna Maurer, President
Ken Metzner, VP
Carolyn Inhoffer Montes, Treasurer
Joe Maxell, Chair, Inspection Committee
Paul Guercio, Member at Large

Agenda:

1. Reviewed and Approved Minutes of September 6, 2023 meeting
2. Reviewed September 2023 Financial Report

Operating	\$ 41,958.34
Reserve	\$ 78,897.13
Total	\$120,855.47

Carolyn confirmed that the overage spent on the Grounds Maintenance line item is the approved painting of our mailboxes and sprinkler electrical boxes and that it will easily be offset in the overall budget due to the anticipated savings on the Sprinkler Repair line item.

Open Items:

1. Homeowners Meeting is confirmed
 - a. for November 18th at the Elks Club, located at 400 West Shore Drive, Brigantine.
 - b. We will start promptly at 10am and have the venue until 12:30 sharp as they have an event that they must prepare for at that time.
 - c. The decision to use the Elks club this year emanated from the Golf Course Clubhouse venue not being available due to renovations, the Community Center charging more than our other options and the Cove space that is still under construction not being able to be confident that it would be completed in time.
 - d. A HUGE thank you to our President, Donna, for negotiating a fair price for use of the Elks facility to host our meeting.
2. 11 Tree Trimming requests have been received, proposals will be sourced, then a decision on who to use this year will be made.

3. Inspection Committee updates:
 - a. September 30th deadline has passed.
 - b. The inspection committee will wrap up re-inspections by October 15th
 - c. Violation Notices will be sent where applicable by the end of October.
4. Election for open Board seats:
 - a. Letters will be going out Monday October, 9th.
 - b. Candidate forms will be due on October, 23rd
 - c. Letters will be send to owners the end of October for voting to begin, up until our Annual Meeting November 18th at which time elected Board members will be named and leadership positions seated.
5. Meeting was adjourned at 6:45pm.
6. Next meeting will be November 1, 2023 at 6pm.