

Kings Cove Neighborhood Association Board Meeting

February 7th 2024

Called to order 6:08pm

Board Attendees:

Dennis Thompson – Property Manager

Donna Maurer – President

Joe Maxwell – Vice President/Chair Inspection Committee

Carolyn Inhoffer-Montes – Treasurer

Paul Guercio – Secretary (excused absence)

Anthony Melfi – At Large

Minutes:

- Minutes from January 3, 2024 were approved.

Financial Report:

Operating \$3,144.27

Reserve \$76,311.53

Total \$79,455.80

- During the board discussions Carolyn inquired about the line item expenditures in regard to Tree trimming. Dennis will correct it.
- 2024 Proposed Budget was approved with a vote of 5-0 with no increases in fee's.

Open Issues:

1. Jersey Premier's 2024 Landscaping Proposal/Contract was voted on and awarded the contract with a three to two vote. Carolyn stated that during our zoom meeting with Jason along with other board members wasn't able to recollect if the issue of (Cross seeding/over seeding) was addressed. Dennis agreed and was going to look into the matter along with hand spreading of mulch and have those issues included in our contract.
2. Donna wished to extend to Dennis Thompson how grateful the board members were in how he handled this process and the hard work he personally put into the project.
3. Letters to Owners Revisions/Approval.
4. 319 Seashell Lane was observed and noted that additional power washing was needed and that it was on the boards list for the May Inspection.
5. 32 Gull Cove Opt-Out issue in regard to the Hydrangea shrub. According to Dennis when he last spoke to Greg (Evergreen Landscaping) claimed no responsibility for the damage. Donna noted that there have been other shrubs damaged as well as her own and other board members in attendance.
6. Carolyn inquired if 16 Horizon Lane still had a trailer parked in the driveway. It was confirmed that it was and an additional letter was generated through Dennis's office to correct the infraction.

Adjourned 7:21 PM

The next two Board Meetings: March 6th & April 3rd 2024 will be conducted via ZOOM.