Kings Cove Neighborhood Association Board Meeting

April 3, 2024

Called to order 6:06PM

Board Attendees:

Dennis Thompson – Property Manager

Donna Maurer – President

Joe Maxwell – Vice President/Chair Inspection Committee

Carolyn Inhoffer-Montes – Treasurer

Gloria McAllister – Secretary

Anthony Melfi – At Large

Minutes:

- Minutes from March 6, 2024 were approved.

Financial Report:

Operating $127,373.76

Reserve $76,966.05

Total $204,339.81

- During the board discussions in regard to the homeowners in arrears, all but (7) seven have paid their yearly dues. The board voted that the failure to pay would go through a process including late fees and possible attorney fees as well.

Open Issues:

1. The Board at this time recognized Gloria McAllister of 322 Arbergast Dr. who will be filling the seat of Board Secretary vacated by Paul Guercio.

2. In regard to the 20 Units on the violation list, the Board acknowledged we currently have 13 homes that were granted extensions with a May 1st. Deadline. Homeowner at 13 Horizon Ln. did contact Thompson's Office in writing, stating his exterior painter (Joe Lauletta) is under contract but will be unable to complete the painting prior to the deadline. The Board approved the extension.

3. The Board also approved #38 Horizon Ln. extension and was mailed all current paint colors to bring his home into compliance. Furthermore, Mr. Slomack was advised that the pilings separating his driveways were not a concern of the Association but a private matter between him and his neighbor.

4. The Board acknowledged that the New Landscaper's schedules were sent out to all homeowners, and that the Opt-Out list was sent to Jersey Premier Landscaping.

5. It was noted that the work trailer parked in the drive at 16 Horizon Lane, has been removed.

6. The Board recognized that the 2024 Inspection committee, Ray, Fred, Terry & Frank will resume their inspections starting in May.

Adjourned 6:44 PM

The next Board Meeting: May 1st, 2024 will be held @ 6:00PM at the Presidents home.