Kings Cove Neighborhood Association Board Meeting

June 6, 2025

Called to order 6:03PM

Board Attendees:
Dennis Thompson – Property Manager
Donna Maurer – President
Anthony Melfi – Vice President
Carolyn Inhoffer Montes – Treasurer

Gloria McAllister – Secretary (absent)

Two residents joined the call.
Joe Smith (address please) and Kathleen DiCicco 17 Gull Cove
Introductions were done.

Minutes for May 7, 2025 have been reviewed and approved

Donna detailed our fiscal year March 1 to Feb.
Financial Report for May 2025

Operating	$111,160.38
Reserve	$ 85,164.14
Total	$196,324.52

Donna shared the process of how the meeting will run.

Open Issues Discussed:

1) The first part of the meeting was open to the Board and a homeowner who wanted to discuss the process of requesting a deck extension. Donna explained that we abide by our rules and have not approved extensions that are more than 3' outwards. The reasons being: Impedes, others privacy, changes the footprint of the home and landscaping/sprinkler line challenges.
2) Sign at Kings Cove entrance, quote from Evergreen to be reworked to include all the details we requested for proposal consideration
3) Approved Evergreen's proposal for treatment of ants and fungus
4) A&L Guidelines will be updated with new deck colors given discontinued colors and new colors selected in place of discontinued ones.
5) The cost to repair our landscaping and sprinkler system negatively impacted by the delivery truck driving over residents properties will be shared between the two homeowners who

caused this situation. As noted in the monthly eNewsletter, NO delivery trucks or any trespassing will be tolerated across other resident's properties.

6) The Board requested more details regarding the modification/structure form submitted by a resident on Gull Cove.
7) Water Bill was reviewed and will be paid as contracted/paid on actual useage.

The open meeting Called to Order: 6:03PM Adjourned: 7:09 PM

The Executive part of the meeting Called to Order: 7:10 PM Adjourned: 7:35 PM

1) 115 Properties were reviewed and finalized on next steps
2) 2025 Inspection Reports were reviewed and next steps discussed
3) Electric Car Plug Hook Ups were discussed, more information is needed and this topic will be investigated further
4) Inspection Committee Report was reviewed and next steps discussed
5) There are still 2 properties that have not paid their dues for 2025. Final warning notices are going out before being placed with Collections.

Adjourned 7:35 PM

The next Board Meeting: July 2, 2025