



Broad & Gales Creek Community Association, Inc.

3010 Hwy 24, Newport, NC 28570

Phone: 252-222-3700

<http://broadandgalescreekca.org>

Tony Bello, President
Steve Phifer, Vice President

Sallie Salter, Secretary
Chuck Upton, Treasurer

Minutes of the Regular Monthly Meeting September 12, 2024

Meeting was called to order at 7:01 pm

Board Members Present:

Tony Bello, David Burket, Chuck Upton, Dennis Gaither, Tony Matthews, ~~Steve Phifer, Missy Rhodes~~, Mark Rippeth, ~~Sallie Salter~~

Adoption of Agenda: Tony Bello

1. Motion to approve the agenda.
 - a. Motion to approve by Chuck Upton
 - b. Seconded by David Burket
 - c. Motion passed.

Secretary's Report: Tony Bello distributed the minutes.

1. Minutes of July 11 meeting was issued since August meeting was cancelled due to Tropical Storm Debbie.
2. Minutes of the previous regular meeting issued via email for approval.
3. Motion to approve the June minutes.
 - a. Motion to approve by Dennis Gaither
 - b. Seconded by Chuck Upton
 - c. Motion passed.

Treasurer's Report: Chuck Upton distributed the financial report.

1. David Burket inquired about late fees.
 - a. Tony Bello mentioned that one of the late fees was from the Community Building internet since they would not accept payment from Alison. He gave her the credit card number to use moving forward.
2. Mark Rippeth inquired about AC charge.
 - a. Dennis mentioned that there was some work done on the fuse on the fire side inner unit on the EMS side. One hour charge.
3. David Burket inquired about legal fees.
 - a. Tony Matthews mentioned that is Alison's pay and CPA fees.
 - b. Tony Bello mentioned that legal fees and professional fees are lumped together.
4. Motion to approve the Treasurer's Report by Dennis Gaither.
 - a. Second by David Burket
 - b. Motion passed.

Fire Department Report: Chief Tony Matthews.

1. Scheduled ISO inspection was cancelled due to an auto accident by the inspector. There has currently been no rescheduled date.

2. Maintenance
 - a. Continuous effort with electronics, DEF systems, sensors.
 - b. The lower unit on the boat has been repaired.
 - c. Skid and tires on the Dodge have been installed.
3. This year's allotment for gear has been ordered.
4. Call volume is still growing.
5. Still on track for the UTV. Should be ready by the end of October.

Standing Committee Reports

1. Executive Committee: Tony Bello
 - a. No report.
2. Bylaws: Dennis Gaither
 - a. Page 2 of Bylaws.
 - i. Chief of EMS as a board member.
 - ii. Tony Bello thought that it has been taken care of, may not be the most current Bylaws online. He will check and review it by next meeting.
 - b. Tony Bello mentioned that the website has been updated with the latest Policies and Procedures. He reminded Dennis to review the Bylaws to see if there is anything that needs to be updated or reviewed.
3. Building and Grounds: Steve Phifer
 - a. No report.
4. Community Services (*Community Building*): Sallie Salter
 - a. Per Tony Bello, the Fall Festival will be held on October 28.
 - b. Sam Hatcher September 27, 28, & 29.
 - c. October at Camp Albemarle in October as well.
5. Fundraising: Missy Rhodes
 - a. No report

Old Business:

1. Fence Repair
 - a. Status unknown, we will communicate with Steve Phifer to report out at the next meeting.
2. Community Building Bay Door.
 - a. According to Sallie, they have started working on the Bay door replacement.

New Business:

1. VFIS
 - a. An inspection was made at the fire house, community building, and playground.
 1. Community Building
 - a. VFIS inquired about alcoholic beverages in the lease agreement.
 - b. The chief mentioned that the lease agreement requires lessees to obtain their own permit for alcohol.
 - c. VFIS mentioned that we are still liable if alcohol was served to minors. If the lease was changed to no alcohol permitted, it would be on them.
 - d. It would require a vote by the board to change the lease agreement.
 2. Community Playground
 - a. VFIS recommends that we immediately restrict use of any playground equipment that is constructed of wood.
 - b. Should be roped off or barricaded until it can be removed or brought up to current standards.
 - c. Post rules of the age that the playground equipment is designed for.

- d. Confirm that the newer equipment is up to code with proper ground surfacing materials.
 - e. The board will work with Steve to see if we can get some quotes.
- 2. BGCCA Representation Letter from CPA Rogers and Company dated July 31, 2024.
 - a. Chuck Upton Moved to approve the CPA Representation Letter.
 - 1. Second by Dennis Gaither
 - 2. Motion Passed

Adjournment:

- 1. Chuck Upton moved to adjourn.
 - a. Seconded by Dennis Gaither.
 - b. Motion passed, adjournment 7:34 pm.

Respectively presented by Secretary Sallie Salter.

Approved by: Patrick A. Bello
Signature

9/12/2024
Date