



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 April 11, 2024

Meeting was called to order at 7:02 pm

Board Members Present:

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

Community Members Present: Ethan Anderson

Adoption of Agenda: Tony Bello

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

Secretary's Report: Sallie Salter distributed the minutes.

1. Minutes of the previous regular meeting were issued for approval.
2. Motion to approve the minutes.
 - a. Motion to approve by Tony Matthews
 - b. Seconded by David Burket
 - c. Motion passed.

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

1. Mark Rippeth brought up a line item tagged for fire department but should be under the Community Building Account. This is the duct work from Elite. Chuck will make that correction with Alison.
2. Motion to approve the Treasurer's Report.
 - a. Motion to approve by Tony Matthews
 - b. Seconded by David Burket
 - c. Motion passed.

Fire Department Report: Chief Tony Matthews.

1. The budget was submitted to the county.
 - a. Shortfall of \$44,000 that would have to be covered in lieu of ½ cent tax increase. This shouldn't be a problem.
 - b. A few expenses were questioned since they were much higher than other departments.
 - i. Administrative
 - ii. Attorney

Standing Committee Reports

1. Executive Committee: Tony Bello

- a. No report.
2. Bylaws: Dennis Gaither
 - a. No report.
3. Building and Grounds: Mark Rippeth
 - a. The only issue is with the groundskeeping contractor.
 - i. The first cut did not include edging or weed eating. When confronted, he admitted that he had a new employee that forgot those aspects. Several other excuses.
 - ii. He was a week late on his second cut. He blamed it on the rain and the other 48 yards he had under contract.
 - b. Tony Bello mentioned if Mark wanted to act, bring it up under new business.
 - c. Chief Matthews recommends that we give him a few more cuts before making a decision.
 - d. Tony Bello presented a quote for replacing the bay door \$3,322.11 with a 36" fiberglass door with side lites. \$2,687.44 was the quote for 36" entry steel door with no glass.
 - i. Tony Bello recommends that we obtain another quote before making a decision.
 - ii. Penzel is the contractor that installed the awning and may be an option.
 - e. Chief Matthews mentioned that we may want to contact the inspector to see if we could just open the bay door when it is occupied instead of replacing it.
4. Community Services (*Community Building*): Sallie Salter
 - a. No report
5. Fundraising: Missy Rhodes
 - a. No report

Old Business:

1. Playground Security Lights
 - a. Steve Phifer was not present, he was working on that.
2. Fence Repair
 - a. Steve Phifer was not present, he was trying to get someone to help him with the repair.
3. Duct Replacement for EMS side.
 - a. This has been completed.

New Business:

1. Compassion Ministries Lease
 - a. A new lease has been proposed starting May 1, 2024 since as of March 1, the old lease has expired.
 - b. Based on utilities, rentals, repairs, electricity, internet, etc. the proposed lease agreement that Sallie Salter and Tony Bello drafted would be \$400.00 per month.
 1. Compassion Ministries will bill the board each month for janitorial/cleaning services.
 2. Compassion Ministries will submit receipts for consumables, supplies, etc.
 - c. David Burket inquired about the community building how the church would pay their portion of the lease including consumables, etc.
 1. Tony Bello mentioned that he thinks that they are a registered church, and members donate like any other church.
 2. He mentioned that they should be responsible for their own utilities and consumables and questioned if the community building was able to sustain itself.
 - a. Tony Bello mentioned that it is not sustainable, and this is why the rent has increased from \$50/month to \$400/month.
 - b. There is no way to divide the utilities, consumables, etc. between the church and the building rental since the building is shared.
 - d. Motion to approve the lease by David Burket
 1. Second by Chuck Upton
 2. Motion passed.

