



**Broad & Gales Creek Community Association, Inc.**

3010 Hwy 24, Newport, NC 28570

Phone: 252-247-2715

<http://broadandgalescreekca.org/>

Robert Lewis, President  
Terrance Mac Mahon, Vice President

Tony Bello, Secretary  
Melinda Ward, Treasurer

**Minutes of the Special Meeting  
October 30, 2019**

Meeting was called to order at 19:05

**Board Members Present:**

Mark Rippeth, Melinda Ward, Robert Lewis, Steve Phifer, and Tony Bello.

**Community Members Present:**

**New Business:**

1. Claims on insurance for the community building
  - a. Everything is order since the insurance agent did an inspection directly following the storm. Sunday after Florence.
  - b. We have requested FEMA to pay the deductible.
  - c. \$150,000.00 is the deductible that we should get from FEMA.
  - d. Insurance Agency paid approximately \$2,600.00 that meets the damage of approximate \$152,600.00 minus the deductible.
  - e. Roof, gutters, staircase, bathroom window. County will send out for 3 bids.
  - f. The association will solicit bids to repair/replace upstairs HVAC System.
2. The board wants to verify that we are not in violation of anything since there was apparent pre-existing conditions before the storm. The insurance adjuster did confirm that all damages would be covered. Mark Rippeth is concerned that since FEMA money is involved he does not want his name attached to any requests even though FEMA adjuster inspected the property and approved the claim.
3. Tony Bello recommended that we contact FEMA and the insurance adjuster and express our concerns of pre-existing conditions and receipt of FEMA funds. Melinda agreed to contact both agencies for clarification.
4. FEMA has the community building listed as "Storage and Training" per the insurance listing.
5. FEMA will not pay over \$150,00.00 for combined repairs of the community building and Fire Building.
  - a. \$26,545.00 was paid for the roof repair on the Fire Building already.
  - b. Waiting on a list of repairs for the community building in order for both properties to be finished.

**Adjournment**

1. Steve P moved to Adjourn.
2. Tony B seconded the motion
3. Motion passed.
4. Meeting Adjourned at 19:53.

Respectfully Submitted by Tony Bello, Secretary

Approved by: \_\_\_\_\_  
                                Initials                                Date