



## 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  
Jeff Batten, Treasurer

### Minutes of the Regular Monthly Meeting December 8, 2022

**Meeting was called to order at 7:00pm**

**Board Members Present:**

Tony Matthews, Steve Phifer, Dusty Desteunder, Sallie Salter, Jeff Batten, Tony Bello, Robert Lewis, Missy Rhodes, Ryan Garcia, Mark Rippeth

**Community Members Present:** Danny Moreno

**Secretary's Report:** Sallie Salter

1. Minutes of the previous regular meeting were issued for approval.
2. Motion to approve the minutes.
  - a. Motion to approve by Jeff Batten
  - b. Seconded by Dusty Desteunder
  - c. Motion passed

**Treasurer's Report:** Jeff Batten

1. Review Treasurer's Report and financial statements.
  - a. Mr. Batten reported that the county just sent \$40,500.00 for December disbursement.
  - b. Financially stable.
2. Motion to approve by Steve Phifer
3. Seconded by Dusty Desteunder.
  - a. Motion passed

**Fire Department Report:** Chief Tony Matthews

1. The fire department held elections at the last regular fire department meeting.
  - a. There were no changes to the officer lineup.
2. There was a committee created to start investigating a new fire truck to replace Engine 4.
3. Fire department is looking into obtaining a few mid-size Conex boxes.
  - a. One mid-size for a Fire box and one for a confined space for training.
    - i. Steve Phifer mentioned that we should be able to get the one on site that EMS was using.
    - ii. Ryan Garcia mentioned that he would be willing to donate some metal studs for the confined space.
4. New Fire Department Rules
  - a. No members at the fire station after 11:00pm except for calls or special events.
  - b. Nobody will be permitted to stay overnight at the station.
5. Annual Santa run will be Saturday, December 10 starting at 10:00am.
  - a. Advertising on social media sites.

### **Standing Committee Reports**

1. Bylaws: Ryan Garcia
  - a. No report
2. Building and Grounds: Steve Phifer
  - a. Door Lock at the community building main entrance was not working properly.
    - i. The locksmith repaired it.
  - b. Cameras have been added at the fire department.
  - c. Demis Perez (Dream Yards) has increased his rates. A new contract will need to be approved by the board.
3. Community Services (*Community Building*): Sallie Salter
  - a. Rentals have been very steady.
  - b. Christmas Caroling on Saturday and giving out gift bags to elderly.
  - c. Luminaries will be set out at the cemetery.
  - d. Many thanks for cleanup at the cemetery.
  - e. Community Member volunteered his time to adjust the basketball goals to bring them to regulation height.
4. Ways and Means: Missy Rhodes (absent)
  - a. No Report

### **Old Business:**

1. Fire Exit Door between Fire/County.
  - a. At the last meeting, Tony Matthews explained that Stephen Rea stated that he was not concerned with the door.
  - b. Since there was no official motion to purchase, this item of business has been tabled until further notice.
2. Oven at County Side.
  - a. Still smell of gas when the stove is turned on.
  - b. Stephen Rea was not concerned about it when he saw it.
  - c. Since there was no official motion to purchase, this item of business has been tabled until further notice.
3. Playground Equipment.
  - i. Tony Bello mentioned that there is no interest in anyone bidding on the installation due to the liability.
  - ii. Tony Bello mentioned that if we can get some assistance with a community member that is a dock/seawall installer, we could do it ourselves.
    1. Steve Phifer mentioned that it would be in the best interest of the board to contract a professional with liability insurance to complete the installation.
    2. Tony Bello mentioned an eligible contractor that installs for the company we purchased the equipment from.

### **New Business:**

1. Fire Department SOP/SOG Amendment
  - a. Page 66 references the membership incentive program.
    1. Non-Certified - \$8.00 per call.
    2. Level II Certified - \$12.00 per call.
  - b. Steve Phifer moved to increase the Level II Certified incentive pay to be increased from \$10.00 per call to \$15.00 per call.
    1. Dusty Desteunder seconded.

2. Motion passed.
2. Volunteer Incentive Pay
  - a. Chief Matthews has presented the breakdown of volunteer incentive pay.
  - b. Tony Bello mentioned that the CPA has referenced that this should be approved by the board.
  - c. Steve Phifer moved to approve the volunteer incentive pay from December 2021 through November 30, 2022.
    1. Dusty Desteunder Second
    2. Motion passed
3. Engagement Letter with CPA
  - a. Jeff Batten has fully executed the engagement letter with the CPA for next year.
  - b. No action was taken.
4. Trash Pick Up
  - a. Trash pickup has increased to \$213 per month for the container.
  - b. Jeff Batten asked if we could investigate another vendor or use residential bins instead.
    1. Discussion stated that there is no other option since we have investigated the issue but did not get any commitments from the only other vendor, Richard Sanitation.
    2. Residential bins would not work.
  - c. No action was taken
5. Basketball Court
  - a. Sallie Salter moved to have the community member adjust the basketball goal height to regulation height at no expense to the board.
    1. Second by Tony Matthews
    2. Discussion
      - a. Ryan Garcia mentioned that it could be a liability issue if something were to happen.
      - b. No further discussion.
    3. Motion passed.
6. Community Building Bay Area
  - a. Sallie Salter moved to have Compassion Ministries setup in the bay area since it is very time consuming to break down and setup between building rentals.
    1. Second by Tony Matthews
    2. Discussion
      - a. Possibility of installing a mini split unit in the future.
      - b. Sallie will continue to clean the building and provide trash bags, toilet paper, etc.
    3. Motion Passes
7. Playground Equipment.
  - a. Steve Phifer moved to contract with the installer that works with the vendor erect the playground equipment due to liability to include a maximum of \$4,200.00
    1. Second by Tony Matthews
    2. Motion Passes
8. Officer Elections
  - a. Tony Bello appointed Dusty Desteunder as the Teller
  - b. Tony Matthews moved to re-elect all officers in place.
    1. No Discussion
    2. Motion passes.
9. Presentation of New Officers for 2023
  - a. President – Patrick A. Bello (Tony)
  - b. Vice President – Steve Phifer
  - c. Treasurer – Jeff Batten

- d. Secretary – Sallie Salter
- 10. Committee Chair Appointments by the chair
  - a. Ryan Garcia - Bylaws Committee Chair.
  - b. Steve Phifer – Building and Grounds Committee Chair
  - c. Sallie Salter – Community Services Committee Chair
  - d. Missy Rhodes – Ways and Means Committee Chair

**Adjournment:**

- 1. Motion to Adjourn: Steve Phifer
- 2. Second: Dusty Desteunder
- 3. Adjournment: at 7:55pm

Respectively presented by Secretary Sallie Salter.

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