



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 June 9, 2022

Meeting was called to order at 19:00

Board Members Present:

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

Community Members Present:

Steven Rea, Gene Foxworth, Brandon Swain, Danny Moreno, Robert Fazio, Milon Morton, Mark Rippeth, Brice McGee

Secretary's Report: Sallie Salter

1. Minutes of the previous regular meeting were issued for approval.
 - a. Motion to accept Steve Phifer
 - b. Seconded by Missy Rhodes
 - c. Motion passed

Treasurer's Report:

1. Review Treasurer's Report and financial statements.
 - a. Everything is financially sound, no issues.
 - b. \$400,000.00 building loan, verifying if the payment this year has been reflected on the latest statement. \$115,794.00 in principle is what is being verified.
 - c. Balloon payments for truck loans are paid in April and October. On track with that.
2. Motion to approve by Steve Phifer.
3. Seconded Missy Rhodes
- a. Motion passed

Fire Department Report: Chief Tony Matthews

1. New Workman's Comp Forms are currently being worked on for additions and corrections. They are due by June 20th. Will send to Alison on Monday for her to review. We still do not have to pay Workman's Comp this year, the state is picking up that bill.
2. New SOP/SOG books were distributed to the membership. They were covered in detail during the last meeting. The Policy and Procedures amendment concerning accidents and the 24-hour reporting period to the board was discussed.
3. Tanker-1 will be going in the shop Monday, June 13 for minor repairs. No other issues with other vehicles.
4. VFIS is offering a cancer policy, covered by the state, for firefighters. Effective January 1, 2022, through July 1, 2023. This will help fund medical treatments for anyone under the fire service that is diagnosed with cancer.

EMS Report: No EMS report since no Chief present.

Standing Committee Reports

1. Bylaws: Robert Lewis

- a. No report
- 2. Building and Grounds: Steve Phifer
 - a. Still working on quotes for painting and sealing the basketball court.
 - b. Playground equipment has been ordered.
 - c. Leak upstairs in the community building, Owens Construction, inspected the repair from 2019, but did not find a leak, however, there is a temperature problem with humidity. Popcorn ceiling is flaking. We will need to monitor the air conditioning to prevent further damage. There was no charge for the inspection.
 - d. Sallie mentioned that the Women’s bathroom downstairs is doing the same thing. Since there are no AC vents in the bathrooms, it is a constant battle to keep the mildew and moisture out.
 - i. Tony Bello mentioned that we need to leave a fan running in the hallway.
- 3. Community Services (*Community Building*): Sallie Salter
 - a. There are a few upcoming rentals for the community building. Calls and emails picking up.
- 4. Ways and Means: Missy Rhodes
 - a. Missy has been in communication with Josie and Sallie to start planning another BBQ fundraiser.
 - b. They will be planning soon for the Fall Festival.

Old Business:

- 1. Tony Bello reiterated that the playground equipment purchased from the Big Rock Grant takes between 4-8 weeks for delivery. 900 lb. equipment. The shipping company will call the day before delivery. Ryan Garcia has offered to bring his Skid Steer to offload the equipment.

New Business:

- 1. Tony Bello presented a quote from Jones LP Gas. Due to all the billing issues with Mallard, he requested to switch companies. Mallard has charged over \$700 for gas at the community building since January. There is no way that the community building is using that much gas. There appears to be no leak, that we can smell. We currently have a 300-gallon rental tank from Mallard. Jones LP does not charge for tank rental and will complete a free pressure test to verify there are no leaks. The fire department has a 500-gallon tank buried that we own. Jones quoted us \$2.19 per gallon, approximately half of what Mallard is charging.
 - a. Jeff Batten moved to switch service over to Jones LP
 - b. Missy Rhodes second.
 - c. Motion passed.
- 2. Tony Bello mentioned that the “Policies and Procedures” will need to be amended to reflect the dissolution of Broad and Gales Creek EMS, Inc. and the county of Carteret providing EMS services. Responsibilities and Duties of Officers currently states EMS Chief. After the transition on July 1, that will no longer exist. Bylaws will also need to be amended at the next Annual Meeting to remove the position on the board as EMS Chief. It will be up to the board if another seat will be added in place of the EMS Chief.
- 3. Tony Bello mentioned that Carteret County has expressed interest in leasing the east end of the building for EMS service that they will provide the community starting July 1.
 - a. Steve Phifer and Bryce McGee explained that this area includes 2 bays with the option of a third bay with an addition of a door. In the bay, there is also a storage/supply room and a room for oxygen tanks. 2 bunk rooms, 2 full bathrooms, and a sitting area upstairs. Downstairs there is a full kitchen, 2 offices, 2 half-baths, and a sitting room. There is a front entrance and a side entrance into the bay. There is also a 1,000 gallon above-ground LP tank for the generator. Two air conditioning units for upstairs and downstairs.
- 4. Tony Bello proposed that a lease agreement will need to be drafted between the Broad & Gales Creek Community Association and Carteret County to occupy the east end of the building.

- a. Alison Bentz has researched the comps for commercial rental space in Broad Creek and determined that \$0.83/sq. ft. is the average rate. With the square footage, the estimated rental value would be \$2,485.00 per month.
 - i. Ryan Garcia questioned that rate since he thought it seemed a little low considering the new commercial property in the area.
- b. Tony Bello mentioned that he and Steve Phifer met with Stephen Rea and Tommy Burns earlier in the week concerning the lease. The following topics were discussed at that meeting:
 - i. Tony Bello proposed \$2,500.00 per month based on the comp analysis of commercial property. All maintenance and repairs would be completed by the Broad & Gales Creek Community Association. The county would have to pick up their own utilities.
 - ii. According to Stephen Rae at that meeting, he had already submitted a proposed budget of \$700.00 per month to the commissioners based on an old lease they had with the fire department on the fire side.
 - iii. Tony Bello mentioned that he would bring this information to the board for a vote.
- c. Stephen Rea mentioned that after discussion with the county commissioners, they are proposing no rental fee, however, the county would cover all repairs, maintenance, lawn care for the entire property, trash pickup for both sides, and utilities on their side. According to Stephen Rea, this was based on the precedence of South River where there was a similar situation. In Mill Creek, the county has setup a space for a paramedic with no rental charge, but the county had to renovate to accommodate sleeping quarters for the paramedic.
 - i. Tony Matthews mentioned that in South River, the fire department asked the county to provide service there and agreed on the terms.
 - ii. Chief Matthews also mentioned that in Mill Creek, there was no paramedic service, so the county offered to place a paramedic out there. Again, choice of the county.
- d. Jeff Batten asked Tony Matthews how much was charged for rent when the county leased space in 2018.
 - i. Chief Matthews stated that for \$700.00 per month, they had one bay, one bunk room, and total access to the rest of the building.
 - ii. Jeff Batten reiterated that \$700.00 per month in 2019 is more than they are proposing now for rent-free.
- e. Ryan Garcia mentioned that there is a space across the street that 40'x15' with no bay, no water, no office, no air conditioning, or anything. Just empty space for \$800.00 per month.
- f. Tony Matthews stated that there has already been a proposed \$.02 tax increase for EMS service. This would raise from \$.04 to \$.06.
- g. Jeff Batten questioned if there would be a property tax increase.
 - i. Gene Foxworth explained that there would be no property tax change until time of the evaluation.
 - ii. Jeff Batten asked that if that is in consideration when proposing tax increases for EMS service.
 1. Gene confirmed that this is considered when the commissioners vote around June 20th.
- h. Some discussion floated around concerning Broad & Gales Creek EMS and why the Broad & Gales Creek Community Association is not able to take over.
 - i. Tony Bello explained that the EMS board voted to "reject" the proposed bylaw amendments that were presented for the association to take over.
 - ii. Bryce mentioned that they were told that no matter how they voted, the association was going to take over anyway.
 1. Tony Bello mentioned that at the time, that was the information he had received.

