



## 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 September 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~~

**Community Members Present:** Melina Ward, Mark Rippeth, BJ

**Secretary's Report:** Sallie Salter

1. Minutes of the previous regular meeting were issued for approval.
2. Motion to approve the minutes of both agendas with changes.
  - a. Motion to approve by Steve Phifer
  - b. Seconded by Dusty Desteunder
  - c. Motion passed

**Treasurer's Report:** Jeff Batten

1. Review Treasurer's Report and financial statements.
  - a. Financials are in good shape.
  - b. We are receiving rent from the county in a timely manner
  - c. The county has reimbursed for the air conditioning replacement on the county side.
  - d. Dusty inquired about the (\$1,698.73) on the financial report for repair and maintenance.
    - i. Jeff Batten will verify that it was for funds fronted for the AC replacement on the county side.
    - ii. Steve mentioned that we received a check from Mallards for fuel reimbursement but did not think it was that.
2. Motion to approve by Steve Phifer
3. Seconded by Missy Rhodes.
- a. Motion passed

**Fire Department Report:** Chief Tony Matthews

1. Tanker-1 is back in service.
  - a. Invoice did come back with a little more than the board approved.
  - b. Will probably do an insurance claim due to the increase
2. Everything else is working well.
3. Tony Bello inquired about the three members in the academy and the Chief confirmed.
4. One new member was voted in, and one new prospect was presented at the last fire meeting.
  - a. Total of 36 members

## Standing Committee Reports

1. Bylaws: Robert Lewis
  - a. No report
  - b. Tony Bello mentioned that the edited version will be presented at the next meeting.
    - i. Robert will email out the final draft and Tony Bello will post it in the building and post on the website.
    - ii. Required 30-day notice prior to the Annual Meeting.
2. Building and Grounds: Steve Phifer
  - a. Email from the county about issues on their side
    - i. Split unit in day room
      1. Mark cleaned the condenser and Steve cleaned the filters.
      2. Elite is scheduled to service on September 12.
    - ii. Gas smell in kitchen has been taken care of by Mallard.
    - iii. Handrail was repaired by Steve.
    - iv. Emergency light will be repaired by Mark.
    - v. Fire Exit between fire meeting room and county side.
      1. Steve has witnessed several incidents that the door has been propped open by the county employees when they were out on calls.
      2. Steve and Mark are the only ones authorized to use the door from the fire side for maintenance purposes. Mark did mention that the county employees go in and out of that door. The employees are not the ones that have an issue, only coming from the county office.
      3. According to Steve Phifer, the County attorney's office advised Stephen Rea and the fire marshal not to sign the letter that Tony Bello drafted to relinquish any liability from the board if the door was secured. A copy of the letter was also sent to Gene Foxworth, Assistant County Manager who oversees county inspections.
      4. Jeff Batten mentioned that the fire marshal has no authority to sign off on whether it is an actual fire exit. That can only be verified by the building inspector with final approval. To verify the authenticity of the fire exit, the original certificate of occupancy would need to be located.
      5. According to Steve, even though this is an issue, it was in the signed lease that the door would be secured.
      6. According to Tony Matthews, the original plan called for the door to exit straight out the back, however, the code would not allow for it due to the strength of the hollow block load bearing wall. Another opening could not be made. The trade off to meet the requirements of the inspector, the door was installed in the current location. Originally, the door swing went into the county side, however, due to another door over there being blocked, it was switched around.
      7. Steve mentioned that he does not want any issues to develop between fire and county employees over the door.
      8. Tony Matthews mentioned that the main fire hazard for the meeting room is the kitchen. If a fire did break out in the kitchen, the best fire exit would be that door between the two sides. That is why the county requested that the door is to remain unlocked until this issue came up. When the lock was flipped around, it stayed locked all the time and would not allow for an emergency exit.
      9. Jeff Batten recommended that the door be tied to the alarm system to go off if the door was opened. This way it could remain unlocked.

- a. Tony Bello requested that Jeff Batten get a quote to have the emergency alarm installed on the door by the next meeting.
  - b. AC unit at the community building was installed and working good upstairs.
  - c. Playground equipment will be delivered tomorrow. They were instructed to deliver to the fire department.
  - d. Letter to the Postmaster about forwarded mail from EMS to be stopped so we can get our mail. Sallie hand-delivered two bills that were returned to West Carteret Water.
  - e. Dusty mentioned that an oak tree behind the Conex box is split and needs to come down.
  - f. Steve asked chief to add him to the lock system on the bay side.
- 3. Community Services (*Community Building*): Sallie Salter
  - a. The fall festival will be October 15, 11:00am – 2:00pm
  - b. Food
    - i. Feller abbot and his wife will cook the BBQ and hot dogs.
    - ii. Taking donations to purchase the Boston Butts.
    - iii. Purchasing pre-made slaw
    - iv. Popcorn machine was donated.
    - v. Water company allowing us to use the cotton candy machine.
    - vi. Cake Walk. Will need deserts for that.
    - vii. Sallie is purchasing a snow cone machine.
  - c. Hoping to get a bouncy house.
  - d. The gas stove in the community building is not working.
    - i. Steve will check on that.
  - e. Free entertainment
    - i. Josie Mullins
    - ii. Christian Rap
    - iii. Hoping to get Tony Bello’s band as well.
- 4. Ways and Means: Missy Rhodes
  - a. Working to raise money for the association.
  - b. Received approximately \$200 so far.

**Old Business:**

- 1. The repairs on Tanker-1 exceeded the board approval of a maximum of \$4,000.00. The repairs were approximately \$6,700.00. No need to get approval from the fire commission.
  - a. Dusty Desteunder moved to amend the motion on the maximum approval to match the actual expense (\$2,700.00 addition totaling \$6,784.72) for the repairs on Tanker-1.
    - i. Second by Robert Lewis.
    - ii. Amendment passed.
- 2. Robert Lewis asked about putting our logo on center court of the basketball slab.
  - a. Tony Bello expressed that it was written into the grant that the Big Rock logo will be on center court.
  - b. Tony Matthews mentioned that we could put the board logo on the backboards.
  - c. Robert mentioned that we could put signage on the fence.

**New Business:**

- 1. No new business.

**Adjournment:**

- 1. Motion to Adjourn: Missy Rhodes

