

# The Keys at Kure Beach Annual Meeting

October 5, 2019

10 AM

**Board Members present: Nancy Brickman, Deborah Hutchings, Linda Newton, Becky Richardson, Steve Turner**

**HOA Staff: Grace McGee, Kim Gargiulo with assistance from Sara Smith and Pamela O'Quinn**

Roll call: HOA Staff confirmed a quorum (37) was available for conducting business.

Confirmation of the mailing of notice of meeting to all owners was requested by Becky Richardson and confirmed by HOA Staff.

Reading of minutes of the October 6, 2018 Owners Annual Meeting – motion was made to waive the reading of the minutes and approved by unanimous vote

## **Committee Reports:**

### **Termite Inspection**

**Steve Turner**

No active termites were found in the inspections on Friday, Oct. 4<sup>th</sup>. Steve informed the group that next year he would like Canady to do the garages first and then do the crawl spaces in order to accommodate owners who need to leave as soon as possible. Mrs. Romano noted that Canady's crew was great to work with. Nancy Brickman noted that they found old tubes at the 4 plex on Kure Village Way but no active termites. Individual reports will be mailed to owners when they are completed by Canady.

### **Pond**

**Steve Turner**

Steve formed a Board subcommittee to manage the pond. Steve informed everyone that Kure Estates has had success in keeping geese out of their pond by placing a tethered blow up dolphin in their pond. The dolphin moves about but stays within the desired area. The cost for the dolphin is around \$13. Steve suggests that we try a blow up dolphin in the Keys pond. Steve will go back to the committee for a consensus on next steps.

The Keys needs to replace the fountain in the pond and the cost is around \$2,500. A new fountain should last around 10 years.

Ken Richardson said that the HOA needs to fix the lights at the gazebo and Steve will discuss that with the committee.

### **Painting**

**Ed Wilkinson**

Ed Wilkinson informed the group that the painting is complete. The project began in 2018, there were some challenges because of the abundance of rain last year. Ed informed the group to make sure to periodically monitor their siding and also to check the firmness of the wood around the windows. Micki Hobson started the project, but unfortunately passed away. Ed noted Micki's hard work on the project and also thanked the Board for their assistance in working with him on the transition.

Patrick with Kerwick Painting will give us a cost estimate for 2025. Kerwick Painting has the proprietary paint blend and the HOA office has the information on the color if anyone needs it.

### **Landscaping**

**Deborah Hutchings**

Deborah Hutchings reported on landscaping as she took over for Cathy Pilat who moved in May. The landscaping budget has increased to provide for irrigation repairs. The existing pipes are over 20 years old. The major projects for next year are to replace dead centipede grass patches with Bermuda grass and to remove the remaining dead pear trees. Deborah will be monitoring all landscaping needs. She is open to suggestions and welcomes owners contacting her directly. Peter Beardsley asked about the status of bushes around the pond. Deborah and Steve informed him that everything that was a weed was taken out and all that remain are bushes that help control problems from storm water.

Wayne Vandyke asked about removing bushes next to his house. Deborah informed him that he can complete and forward to her the Landscape Request form that can be found on the Keys website. The form is available to all owners for requesting landscaping changes and will be review by the Board for approval.

### **Insurance**

**Pat Young**

Pat Young informed the group that she is following up with homeowners to send her their renewal insurance information as policies expire. All owners should annually provide the office with their current property and wind & hail policy.

### **Architecture**

**Linda Newton**

Linda Newton has been on the Board for three years but is retiring as her term is up today. She commended Wayne VanDyke for coming to Board meetings this past year to prepare for being on the Board. She reminded everyone to fill out the architectural request form that can be found on the website if they want to make changes to their unit. Linda also noted that approximately 80% of owners have replaced their windows due to issues with the original windows.

### **Election**

Becky recognized both Nancy Brickman and Linda Newton for their outstanding service as they are completing their terms on the Board of Directors. New Board candidate Wayne VanDyke introduced himself. Frank Walsh, also on the ballot, was not able to be at the meeting. There were no nominations from the floor.

### **Budget**

**Grace McGee**

Grace reviewed the proposed budget for 2020 as well and highlighted changes in this year's projections versus the 2019 Budget. Dues will stay the same in 2020 as this year- at \$350 per quarter.

Water expense has increased because the town rates have increased. Irrigation equipment is old and in need of repairs. All other expenses are in line except for legal. Legal bills were over budget. The HOA sued an owner who was renting part of a unit on a short term basis and obtained a court judgement which ordered the owner to pay a majority of the legal fees. Payment, however, has not yet been received. Steve Turner informed the group that the Board tried several times to contact the owner directly to request that the short term rentals cease, but was not successful in obtaining cooperation. Consequently, the Board had to seek legal assistance. Overall, the budget is still doing well as interest income has increased.

### **Voting results**

Wayne VanDyke and Frank Walsh were all elected to three year terms on the Keys Board of Directors. The 2020 annual budget was approved.

## **New business**

Becky reminded the group that per the rules and regulations owners have 14 days to remove their hurricane shutters. After 15 days, owners will be fined \$10 per day until the shutters are down or opened.

Becky also noted that per the HOA's rules and regulations, no vehicles are to be parked on lawns and unlicensed vehicles cannot be parked in driveways.

Additionally, per the rules and regulations, if repairs need to be done on units and the owners are not responding, the HOA will have the repair done and bill the owner.

Becky again thanked Linda and Nancy for their service

The Annual Meeting adjourned at 10:35

## **Board Meeting following Annual Meeting**

### Appointment of Board Member Roles

Wayne VanDyck – President

Becky Richardson– Secretary

Steve Turner – Vice President, Pond, Termite

Deborah Hutchings– Landscaping Chair

Frank Walsh– Architecture Chair

### Insurance

Steve Turner made a motion to initiate a \$50 a month fine after 15 day notice for any owners who don't submit proof of insurance for property and wind and hail. Deborah Hutchings seconded the motion. Motion was approved unanimously.