

Keys at Kure Beach H.O.A., INC
Board of Managers Meeting
April 7, 2008
Minutes

The meeting of the Keys at Kure Beach Homeowners Association was called to order at 6:05 PM by President Bryan Strickland.

Board present: Bryan Strickland, Tim Upton, Micki Hobson, Bill Costigan (Bill arrived at 6:15) and Joy Bryant

Accountant: Grace McGee

Homeowners in attendance: 5

Minutes:

Minutes of the March meeting had been previously been emailed to the board on March 9, 2008. Minutes were accepted.

By Email:

Since last month's meeting we received and approved our first request to Re-shingle; Jack Willis of 622 and Byron Haynes of 618 Sloop Pointe are the homeowners making request. (Attachment A)

The letter was written and mailed to Fred Pape owner of 829 Kure Village Way answering his complaints concerning that property. (Attachment B)

-
Finances:

Grace McGee presented the Check Detail, Balance Sheet, Profit & Loss statements (month & year to date & Budget vs. Actual) for March. (Attachment C) While going through the checks written, Grace stated the first two checks were to pay our federal and state income taxes. The second check to Sam's Landscaping was to pay for the mulch and installation. The last check to North State Bank was to open a new CD along with the money from matured CD. The A/R Aging Summary (Attachment D) was presented showing a total of \$17,436.16 owed. This is down \$3,057.46 from last month.

Joy asked to give the Termite Update at this time because we need to start levying a fine on one homeowner for not having his garage inspected. The second corrective action letter was sent on March 10, 2008 giving deadline of April 2, 2008. (Attachment E)

Landscape:

Grace has received the final bill for our spring planting. We are having problems with the deer eating our new roses and Peg Fisher reported problems with a new weeping yaupon in front of her unit at 809 Kure Village Way.

Our landscaping at the corner of Sloop Pointe and Settlers Lane was damaged by a four car

accident that occurred on Saturday, April 5, 2008. Donna Booth-Neal of the Village backed across Settlers from the mailbox and hit 3 parked cars and damaged the grass and shrubbery. Joy volunteered to take pictures of damage and Betty volunteered to call Donna's insurance company in reference to repairs to landscaping.

Joy reported the oleanders between 638 and 642 need to be treated for possible scale; the plants are turning black and losing leaves.

Micki had requested the board to discuss the height of bushes along the side of her unit. She requests the hollies not to be trimmed below windows. She asks that they be taken down slowly as to not damage the shrubs. Micki also request the shrubs along the deck to be left at the top of deck rail. Betty suggested getting together with Sam to decide on the height the hollies should be trimmed. Also, it was suggested to get Sam's opinion on height the junipers at 845 Sloop Pointe Lane (unit across from water tower).

Architecture:

Water Damage: Since last month's meeting the board had discussed sending a letter to homeowners explaining why so many units were being repaired due to damaged wood. Micki prepared a draft of letter (Attachment F). Bill Costigan asked to be added as a contractor for small jobs and Joy asked that Joe Canady also be added. Joy made the motion that the letter be sent to homeowners to inform them they should check for water damage. Micki seconded and the motion passed unanimously.

Insurance Update: Tim advised he had received 35 responses from 92 letters he had sent requesting proof of insurance. (The Board voted last month to require owners to provide proof of insurance as stated in our By-Laws, Article V, Section 9. Attachment G is copy of letter sent.) He is to send a follow up to owners that had not had the Keys HOA listed as certificate holder.

We may have to amend our by-laws due to the fact we are not required to have flood insurance and our by-laws include it.

Status of replacement of pump house: No estimate available at this time.

No new request for re-shingling or request for exterior changes.

Website:

The Village contacted Bryan about the possibility of the Keys sub-hosting their website. At this time our site is on his personal account and he is the only person that can update. He is looking into the Village and Keys having their own account; the shared cost would be approximately \$100 a year and we would be able to have more people able to maintain the sites.

Tim advised he and Mary Ann were also discussing the possibility of the Village having a Y-Max /wireless land for the neighborhood.

Tim will send and updated PDF of manual to Bryan to download to our website.

Other news:

Betty asked for any news to be included in the Village Newsletter. If we have any please send to Dianne Russell.

Jennifer Scott advised she had gotten the paint name & color for our decks from Jim Crute. It is from Lowes and the numbers/type is 11-38 tinter mt. smoke 110-1y44,107-1y16.5,109-1`3.5,113-8y21, swx sev.wx Exterior flat B-4. (Attachment H)

Next meeting: May 5, 2008 at 6:00 PM

Meeting adjourned at 7:45 PM

Minutes prepared by Joy Bryant