

**Keys at Kure Beach HOA  
Board of Managers Meeting  
May 5, 2008  
Minutes**

The meeting of the Keys at Kure Beach Homeowners Association Board of Managers was called to order at 6:05 PM by President Bryan Strickland.  
Board Present: Bryan Strickland, Tim Upton, Micki Hobson, Bill Costigan and Joy Bryant

Accountant: Grace McGee

Homeowners in attendance: 3

Minutes:

Corrected minutes of the April meeting had previously emailed to board members on April 29, 2008. Minutes accepted unanimously.

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Finances:

Grace McGee presented the Check Detail, Balance Sheet, Profit & Loss statements (month & year to date & Budget vs. Actual) for April. (Attachment A) Grace also presented the A/R Aging Summary showing delinquent dues. (Attachment B) Noted was the number of owners that are late with the 2<sup>nd</sup> quarter payment (\$415) which was due on April 30<sup>th</sup>; these payments typically will come in within the next week to 10 days.

Grace reported she had received a call from the attorney handling the Rhew foreclosure (825 Sloop Pointe Lane) and he advised he has requested a judiciary hearing since this is not a typical foreclosure. A typical foreclosure involves a trust holder and we are a creditor not trust holder. Grace has asked him to put the information in writing to us.

Grace also advised she received the bill from Sam to repair damage from accident at the corner of Sloop Pointe Lane & Settlers Lane (across from water tower) that occurred on April 5, 2008. She faxed the bill along with photographs of damage to Donna Booth-Neal's insurance company. (Ms. Booth-Neal was driver of vehicle responsible for accident. See Attachment C for photographs of damage.)

Termite Inspection:

Joy advised she had not received call back from Debbie Croom from Canady on the status of the last two homes that needed to be inspected. Carolyn Costigan advised they had an appointment to have their garage inspected.

Architectural:

Bill presented a request for exterior change from Harry Birch and Sandra Rodden at 821 Sloop Pointe Lane. The request is as follows:

Extend existing deck 3' in width replace rotted planks, stairs and railings. (see attached drawings) Replace screens with windows and storm door. Install a new front storm door in compliance with the information found on page 3 Item 4B of the KEYS AT KURE BEACH HOMEOWNER MANUAL AS OF FEBRUARY 2008. All other materials to be used in the deck extension shall also be in compliance with the above mention document and have been approved by the board previously for use on other properties with The Keys. Contractor is to be Jim Crute who also has completed numerous projects successfully for other homeowners in the Keys. (Attachment D)

After discussing the request with the homeowners, who were present at the meeting, it was decided that the board members would take a look at the deck and vote by email on the request.

Status of pump house replacement: Bill submitted a bid proposal to replace the pump house for \$900. (Attachment E) The bid of \$900 includes all materials and labor. He proposed to use all pressure treated wood and the existing doors. The board will need another bid before it can make a decision and Micki volunteered to get one more from a contractor she knows.

Re-Shingling Request: Mary Lee Farlow, 633 Sloop Pointe, and Bill Dodge, 637 Sloop Pointe submitted request. (Attachment F) Joseph Canady is the contractor to do work.

Tim would like to add list of contractors to our website.

Water Damage: Tim advised the letters to homeowners concerning possible water damage were mailed or hand delivered last month. (Attachment G)

Micki sent letter to Richard Esposito on April 24, 2008 advising him of needed repair to his unit at 825 Kure Village Way. (Attachment H)

FYI: Metal roofs have been approved by the Village.

Landscape:

The board discussed deer ticks and Lyme Disease. Tim advised he sprays Triazicide to control ticks around his home. (Attachment I is an email with information concerning Triazicide.)

Insurance:

Tim advised that he has received 64 responses (out of 92 homeowners) providing proof of insurance. (The Board voted in March to require owners to provide proof of insurance as stated in our By-Laws, Article V, Section 9.) The notice to the remaining 28 will be sent out with the HOA's next mailing.

New Business:

Board Openings: Joy Bryant and Bill Costigan will complete the 3rd year of their 3 year terms. Tim Upton will complete his 1 year term (completing Louise Newton's remaining year) and plans on running for a 3 year term. Bryan and Micki begin the 2<sup>nd</sup> year of their 3 year terms. Tim advised that Ed Wilkinson may be interested in running for the board.

Annual Meeting Survey: Marva Ellison, 609 Sloop Pointe Lane, has volunteered to look into existing Rules and Regulations to determine if any might be outdated/unnecessary and possibly send out a survey for input from homeowners.

Budget Process: Micki advised we usually start on budget process in August. She and Grace get together and come up with preliminary figures. Then the Board meets and decides on the projected budget (each line item) to present to owners at the Annual Board Meeting in October.

Paint colors were discussed and the meeting was then adjourned at 7:35 PM.

Next meeting June 2, 2008 at 6:00 PM      Minutes prepared by Joy Bryant