

**Keys at Kure Beach HOA  
Board of Managers Meeting  
June 2, 2008  
Minutes**

The meeting of the Keys at Kure Beach Homeowners Association Board of Managers was called to order at 6:02 PM by President Bryan Strickland.  
Board Present: Bryan Strickland, Tim Upton, Micki Hobson and Joy Bryant  
Board Not Present: Bill Costigan  
Accountant: Grace McGee  
Homeowners in attendance: 4

Minutes:

Minutes of the May meeting were previously emailed to board members on May 21, 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 May. Attachment A) Grace advised we were paid by Donna Booth-Neal's insurance company for damage to sod and shrubbery from traffic accident. Peg Fisher questioned the \$105. labor charge to clean system made by Sam's Landscaping. Betty Swann will ask for explanation. Peg has received many calls from homeowners wanting to know if sprinklers had been turned on.

Grace also presented the A/R Aging Summary showing delinquent dues. (Attachment B) Grace reported she had not heard back from the attorney handling the Rhew foreclosure (825 Sloop Pointe Lane). She had emailed asking if we could possibly get a judgment of the rent from the unit. By-laws state if owner is in default the unit is not to be rented. Mr. Rhew has a new tenant. Tim advised we had not received the insurance information from Mr. Rhew for 825 Sloop Pointe. It was questioned if the board could get insurance on this unit.

Termite Inspection:

All units have finally been inspected by Canady from last year's October Inspection. We discussed several ways to improve this year's inspection. Joy is to ask Debbie Croom from Canady Pest Control to attend our next meeting.

Architectural:

The request for exterior change from Harry Birch and Sandra Rodden at 821 Sloop Pointe Lane presented at last month's meeting was approved by the board by email. (Attachment C)

No new requests were submitted. Also, the board did not receive any request for re-shingling of roofs.

We received our second bid to replace the pump house. Tatum and Porter submitted a bid of \$2,000. Bryan advised that Jim Crute will bid in the next few days. Bryan also advised he had the breaker changed out on the pump for \$85.00.

Tim asked if anyone had seen the house at 741 Settlers Lane that was coated with Liquid Vinyl Siding. See minutes from March 3, 2008 for information on Dura Coat of Wilmington.

Landscape:

Sod was discussed; the plan is to put sod in the worse areas in front yards. Betty suggested working with Sam on master plan/map showing areas that need sod and getting an estimate.

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Insurance:

Tim advised that he has received 68 responses (out of 92 homeowners) providing proof of insurance. Of the missing 24, 7 are fulltime owners with 3 of these are in the works. Of the remaining 17, 12 are renters and 5 are part timers. Tim will draft a third letter to be sent to homeowners. It was decided this letter should be sent certified for proof of mailing.

Rules Review:

As noted last month, Marva Ellison, 609 Sloop Pointe Lane, 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. We have not had an update from Marva this month.

July's regular Board of Managers Meeting was cancelled due to 4<sup>th</sup> of July holiday. Next meeting: August 4, 2008 at 6:00 PM

The meeting was adjourned at 7:25 PM. Minutes prepared by Joy Bryant