

**Keys at Kure Beach HOA
Board of Managers Meeting
August 4, 2008
Minutes**

The meeting of the Keys at Kure Beach Homeowners Association Board of Managers was called to order at 6:50 PM by President Bryan Strickland. (A closed session with Village Board Members to discuss a pending foreclosure was held prior to this meeting.)

Board Present: Bryan Strickland, Tim Upton, Micki Hobson and Joy Bryant

Board Not Present: Bill Costigan

Accountant: Grace McGee

Homeowners in attendance: 8

Minutes:

Minutes of the June meeting were previously emailed to board members on June 27, 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 June and July.

(Attachment A) June Johnson was paid for our annual audit. Tim asked that the audit be noted in the minutes. Our financial records can be reviewed by a homeowner at any time. Grace advised she would get a copy to Bryan so it could be posted on the web. Tim was reimbursed for postage to send certified letters to 20 homeowners in reference to proof of insurance. (The 3rd letter mailed out.) Tim made motion to add cost of certified letters to next billing.

Out of the 20 letters 2 refused delivery. The cost of each letter is approximately \$6. As of today, there are only 9 without proof of insurance and one has proof of applying. After a short discussion Tim deferred the motion.

Grace presented the A/R Aging Summary showing delinquent dues. (Attachment B) Grace also mentioned a proposal for monthly coupon for payment of dues to be discussed at a later time.

Annual Meeting Preparation:

Micki has worksheet ready to drop Grace's figures in. Micki, Tim, Bryan and Joy agreed to meet next Monday, Aug. 11th to work on budget. Bryan is to call Sam for landscape price for next year. Grace will look at water rates. Tim suggested moisture sensors and Peg Fisher advised she wasn't sure if that would be a good

idea. She said we were lucky the sprinkles worked at all. Tim said we might qualify for a grant through the town. We have 5 or 6 different type boxes and Sam has locked some of them. Harry Birch, 821 Sloop Pointe, advised they do not have any water in front of there unit and they also need sod. Bryan will check sprinkle box at that location. Peg and Betty leave a note each Wednesday for Francisco (of Sam's Landscaping) listing areas that need special attention and have asked to receive a response back. They will note Harry's address in this week's correspondence.

New Board Member Candidates:

Micki presented document showing 2008 Board of Managers terms in Office. (Attachment C) Joy Bryant and Bill Costigan complete there 3 year terms and Tim Upton completes the one year term in which he was elected to finish out Louise Newton's term. Tim agreed to run for a 3 year term and feels certain that Ed Wilkinson will also run. He will check with Ed. Harry Birch agreed to run. Micki will check with Pat Blasko.

Architectural:

The new pump house was completed by Jim Crute at a cost of \$850.00. Bryan advised he can not get the pump to come back on. Peg suggested having Mike Smith check it and Bryan agreed and if he can get it to come on we will need to call H2O.

We received 2 request for exterior change from Royce Edwards (Attachment D) The requests had been approved previous to meeting by Bill, Bryan and Tim and copies had been given to owner.

Re-Shingling requests for the following homeowners were approved and copies attached (Attachment E):

Algene Yeatman, 656 Settlers Lane
C. Royce Edwards, 652 Settlers Lane
Dave Russell, 621 Settlers Lane
Edward Wilkinson, 625 Settlers Lane
Victor and Diane Discipio, 801 Kure Village Way
Frank Longordo, 805 Kure Village Way
McKenna/Fisher, 809 Kure Village Way
Connie Jo Evans, 813 Kure Village Way
Conrad Swann, 648 Settlers Lane
Andrew W. Knight, 644 Settlers Lane
Linda Newton, 833 Sloop Pointe Lane
Carol Malicki, 837 Sloop Pointe Lane

We received request for re-shingling reimbursement (Attachment F) for the

following homeowners:

C. Royce Edwards, 652 Settlers Lane

Edward Wilkinson, 625 Settlers Lane

Julius F. "Jack" Willis, 622 Sloop Pointe Lane

Grace made copies of request and will mail checks.

Complaint: Joy asked if there is a time limit in which a homeowner has to paint siding that was replaced due to water damage. She had received complaint for unit located at 658 Sloop Pointe Lane. Bryan will email Chris Bass the owner of the property.

Tim distributed copies of a flyer from Neal Pearsall (Attachment G) who has repaired several units water damaged areas. The flyer is for roof repairs. We discussed disclaimers and if we should list contractors on the website. It was decided we would list the contractors. So far we have three, Baker, Canady and Pearsall.

Landscape:

Sprinklers and sod was discussed. It was agreed that Sam was doing a good job. Sod had been put in most of the worse areas in front yards. Betty will talk to Sam about Harry and Sam's yard at 821 Sloop Pointe Lane. She will also have him look into the area around the pond and lastly at back areas not on the pond.

Sam has been told to trim the palms. A list of trees to be planted the fall is in the works. Trimming at the back of properties was also discussed. It was noted that there is not very much right-of-way behind the homes in the 800 block of Sloop Pointe that are not on the pond.

Tim asked about the possibility of placing a form/request for landscaping items on the website. Bryan will look into the possibility.

The black pipe site was discussed. We had previously talked about hiding it or building something over it. Sonny Beaker, of the Town of Kure Beach advised we could build something over it because we do own it. It was brought to the attention of the Board that we should work closing with Vita, of Retention Pond Services, due to the tedious state regulations concerning retention ponds. Micki agreed to represent the board and meet with Betty and Vita and try to come up with a plan.

Insurance:

Tim passed out a chart showing the remaining 9 homeowners without proof of insurance. (Attachment H) Next step?: Tim will attempt to talk to owners over the telephone.

Termite Inspection:

Joy will contact Debbie Croom of Canady and Son Exterminator to attend our September meeting. We cancelled this month due to closed session with Village Board Members at the beginning of tonight's meeting. Betty, Micki, Tim, Joy and Royce Edwards volunteered to help the day of the inspection, October 3rd. Micki submitted a preliminary copy of this year's termite inspection notice. (Attachment I)

Next meeting: September 8, 2008 at 6:00 PM. The meeting is being held the second Monday of the month due to the first being Labor Day. Grace advised she would be unable to attend on this date but will furnish financial documents.

The meeting was adjourned at 8:50 PM. Minutes prepared by Joy Bryant.