

Keys at Kure Beach Homeowners Association

Minutes

August 30, 2014

9:00 AM

Board present: Ken Richardson, ML Smith, Bruce Yergler, John Chadwick, Nancy Brickman
Accountants: Grace McGee, Pat Young

1. Votes taken via email since last meeting:

- Minutes from 7/12/14 approved
- Charles Meier hired as new lawyer to represent Keys HOA

2. Guests in attendance:

-Sam Isic – Sam’s Landscaping

The board thanked Sam and his wife for keeping such a consistent schedule and for the well-kept appearance of the Keys landscaping. John will be going off the board but will be the landscaping contact person until the mulching is completed. The geese concerns and possible future actions were discussed.

-Yifenn Strickland – Key’s website

Yifenn will speak for 15 minutes at the annual meeting and demonstrate features of the updated Keys website. She is posting town news regularly and would like residents to contact her with current news and concerns or an event they would like to share in the neighborhood and she will post.

The contact is on the web site: <http://www.keyshoa.org>.

Keys documents are password protected. Yifenn demonstrated the search feature for Bylaws, Covenants and phone directory.

3. Finance

- Liens, Judgments, Foreclosures, Aging summary Grace/Pat
- Approved final 2015 budget for annual meeting

4. Governance and Administration

-The board reviewed our attorney's responses to board requests (insurance and pond).

-Board will request that Mr. Meier send a letter to the owner of 654 Sloop Pointe Lane who has refused to provide proof of insurance coverage.

-Nancy Brickman will run for re-election and Becky Richardson will be a candidate for one of the open positions on the board. Ken will ask for nominations from the floor at the annual meeting.

5. Rules and Regulations

-Letters sent from HOA since last meeting

Owner at 809 Sloop Pointe contacted Ken and apologized for delay in repairs. The board will respond by letter to her concerns.

-Garbage and recycling cans at 653 and 657 Sloop Pointe Lane

John will speak to Sam about cutting out spots for recycling cans behind the wall.

-John presented "Things to Know About Living in the Keys" to be handed out to every new resident and at the end of the annual meeting. Pat and Grace will have copies to give to new residents.

The board discussed changing the fine structure for rule violation.

Discussion will continue by email.

6. Landscaping

The board discussed a request for consideration of memorial trees.

7. Termites

Ken and Bruce had a meeting at Canady to set up zones (groups of adjoining homes) for the termite inspection. Board members and volunteers will be accompanying the workers to sign off the inspections.

8. Other

Mike Smith, Peter Beardsley, William Talley and Rob Young from the Village HOA joined the meeting to discuss common concerns of both boards including beach access, parking, Kure Beach Advisory Board, pond, checking the pools late at night, and representation on the Village Board.

Annual meeting: Saturday, October 4, 10:00 am