

Keys at Kure Beach Homeowners Association

Minutes

January 9, 2015 9:00 AM

Present: Becky Richardson, Bruce Yergler, John Chadwick, ML Smith, Nancy Brickman

Accountants: Grace McGee, Pat Young

Resident: Santo Pittari

1. Minutes from 11/14/14 board meeting approved

2. Votes taken via email since last meeting:

-Sod replacement at 632 Settlers Lane

-John Chadwick to return to board for one year to complete the term of Colin Christie

3. Finance

Grace/Pat

-Liens, Judgments, Foreclosures, Aging summary

-Grace will check on CD interest for reserve funds

4. Termite Inspection: Resident appeared with a complaint about the \$150 fine for not opening his garage for the termite inspection at 628 Settlers Lane. If an appointment is not made for an inspection before the day of the inspection, a \$150 fine is assessed.

5. Governance and Administration

6. Rules and Regulations

Hurricane shutters at 813 KVW are still closed. Resident will be assessed fines for two months.

7. Architecture

No requests reported.

8. Pond Maintenance

Ken Richardson will be invited to the next meeting to address the dredging issue with the pond.

Blinking lights will stay in the pond as long as they work.

9. Landscaping

Three areas of concern:

-Grass (sod)

-Trimming overgrowth of trees and shrubs

-Replacement bushes

John will have a report/ recommendation for the grass aspect of landscaping for next meeting. The other two areas will be addressed at future meetings after the grass issues are dealt with.

10 . Other

-Electrical box panels can deteriorate and can be dangerous. Elmo Langley, a licensed electrician, has checked several boxes in the Keys and can be reached at 704-618-4440.

-Additions to FAQ page on web site:

The office keeps a list of recommendations for electricians, plumbers, etc. and a calendar of responsibilities handled by the Village.

Next annual meeting and termite inspection should be posted on web site. (Annual meeting, Saturday, Oct. 3, 2015, termite inspection Friday, Oct. 2, 2015)

Money collected for police, fire and public works (\$150 each) was distributed before Christmas. The donations were appreciated and will be done on an annual basis. Money was donated by Village and Keys residents.

Notices from our web site are not going to residents with gmail addresses. Yifenn is checking on how to correct the problem. Some announcements that affect the whole community also need to be sent to Bob Humphries to be posted on the Village web site. Nancy will stay in touch with Yifenn about postings and resident emails.

We will move meeting dates to later in the month so that financial statements are up to date.

Next meeting: Friday, March 13, 2015, 9 am (Changed to Saturday, March 14, 2015)

