

Keys at Kure Beach Homeowners Association

Agenda

September 8, 2015 9:00 AM

Board members present: Nancy Brickman, Becky Richardson, ML Smith, Bruce Yergler, John Chadwick

Residents: Patrick Carter, Micki Hobson, Peter Beardsley, Sandy Teti

Accountant: Grace McGee

1. Email votes since last meeting:

-Approved 7/25/15 minutes

2. Pond

Ken Richardson

The geese are gone but that is temporary at this time of year. As a deterrent in the future, we could use snow fencing or netting as an option and use volunteers to put it up. Another solution is to hire a trained dog (Feb. – October) at \$1500 a month. Another option is searching for a resident who has a dog who could be trained. The cost/type of training would have to be determined.

The board will consider these options.

The Dunes were approached to share in the cost of our pond because their pond directly overflows into our pond. A Deed of Easement has been found in our records, originally drawn up by Gulf Stream Developers, that provides for the Dunes to have a joint maintenance agreement with us. They would be required to maintain the drainage pipe from Sloop Pointe to the pond (now our common area). The outflow pipe fails when there is a large amount of rain and sediment requires periodic dredging. There are four drains into our pond and this is the only one that causes problems. The board proposed that we go back to the Dunes board with the recorded deed and request that the Dunes maintain the pipe and 100% of the costs involved in dredging that corner of the pond. Moved by Bruce and seconded by Becky. Passed.

3. Landscape

John Chadwick

-The board will address the drainage study proposal by Catlin Engineers and Scientists at the annual meeting to see if there is interest in getting more information.

Patrick Carter will be taking over the landscaping position on the board after the annual meeting. In the event that Patrick is out of town, ML Smith will be the contact person.

4. Architecture:

Becky Richardson

The board considered a request from the resident at 625 Settlers Lane for an external generator powered by natural gas located partially on common ground. The board is requesting an Architectural Change Request with more details.

818 Sloop Pointe Lane requested window replacements. The contractor called Becky to check on the replacement type and knows they must be white and as close to the originals as possible. Becky will request a picture of the window before we approve.

629 Sloop Pointe Lane requested window replacements for back porch. Again, the board would like pictures before proceeding.

5. Insurance Update

Bruce Yergler

Bruce has received 29 responses to his request for insurance updates and has 35 yet to respond to insurance requests. Bruce would like to speak at the annual meeting and ask residents to review and submit their homeowner's and wind and hail policies. Some units appear to have no insurance.

6. Termite Inspection

Bruce Yergler

-We are ready for the Friday, October 2 termite inspection. We will work again in zones and cover the entire Keys. Flyers will go up on houses a week before the inspection.

7. Governance and Administration

ML Smith

-Report on letters to Walsh and Willis:

The lawyer has provided us with a legal document to hold the HOA harmless when homeowners ask to extend their unit or additions onto common areas.

Additional information will be requested from Willis. No response at this time from Walsh.

-Annual Meeting:

The board reviewed the agenda for the annual meeting and discussed the procedure for rule changes, budget projections and the reserve funds.

8. New business

It was suggested that for future consideration, the board considered a cap on rentals. The Keys is currently at approximately 13%. A change in the covenants would be required to address this and the board will take this under consideration in the next year.

9. Finance (10:30)

Grace McGee

-Financial summary: Checking details, Profit and Loss and Balance sheet were reviewed.

10. The board will meet immediately following the annual meeting to elect officers.