

# Keys at Kure Beach Homeowners Association

## Minutes

**December 3, 2016      10:00 AM**

Board members present: Micki Hobson, Gary Glossop, Becky Richardson, Nancy Brickman, Linda Newton  
Accountant: Pat Young  
Pond: Ken Richardson

The meeting was held at the president's home due to a scheduling conflict at the clubhouse.

Gary moved the board approve the 11/5/16 minutes. Becky seconded. Passed.

### **Pond/Drainage**

Ken Richardson

We have a draft of an agreement concerning pond dues that Ken has reworded and sent back to the Dunes HOA and the lawyers for both associations.

It was brought to the board's attention that the pond at Beach Walk is out of compliance and is undergoing major reconstruction that is costing around \$350,000. This highlights the importance of keeping the permits and inspections for our pond current.

The lake gazebo may need some filling around the pilings due to recent heavy rains.

It appears that the geese are gone. It is probably temporary and some of the birds here recently are migrating.

There are some depressions in the common areas around the pond that may need to be staked so people walking at night or walking dogs don't stumble.

The board discussed street drains and new building permits and raised lots. These are matters that are governed by town officials and residents need to communicate with the Mayor and Town Council members with attention to Sonny Beeker.

### **Architecture**

Linda Newton

No request form is required for a deck floor or railing replacement unless the owner is making changes in the configuration of either.

### **Termite Inspection**

Gary Glossop

The moisture readings were elevated this year because of the weather the day the inspections were done. Standing water was also noted. Gary suggested that next year if we see something of concern, especially if the problem has been noted on previous inspections, the HOA include a note when the report is mailed.

### **Landscaping**

Micki Hobson

The signed contract was mailed to Sam's Landscaping. The mulching will be changed to be done in late February/early March in 2017 with no change in cost.

There are five workers on the landscaping crew. The board decided to give each of them a \$50 Christmas bonus.

Linda and Micki have started surveying the community to determine the long range plans for landscaping.

The landscape request form has to be changed on the web site and Micki will send it to Yifenn. Special landscaping requests will be worked into the regular landscaping maintenance schedule.

### **Rules and Regulations**

The owner of 845 Sloop Pointe Lane will be notified of a hearing on Thursday, January 12 at 10 am to address non-compliance of Keys Rules and Regs.

Becky Richardson submitted the following statement concerning complaints about the signs at 645 Settlers Lane:

The HOA did not and could not do anything about the signs on unit 645 Settlers Lane because there is nothing in the Rules & Regulations against it. Many people have called me or stopped me in the street and said they didn't like the signs that were posted on the unit and felt they give a negative influence to our community. After consulting the board, I responded that we could not do anything about it.

Ken was asked if he could do anything because he is on the Planning and Zoning Board. So Ken visited John Batson (Ordinance Enforcement) and a Police Detective. John Batson and the detective both said there was nothing we could do. The police spoke to the owner and volunteered Ken's name as the complainer but failed to mention that it was as a member of the Planning and Zoning Board and not an HOA board member.

The board discussed a rewording of our Rules & Regs on political signs as submitted by a Keys resident. Board members will research state law and what the HOA can legally restrict.

### **Other**

The owner of 817 KVW will be notified that according to the Keys Covenants, she must repair the plumbing leak noted on the recent termite inspection within the next 30 days.

### **Reminder notes for the Keys bulletin to be mailed with First Quarter Invoices:**

County ordinance against dog stakes in yards

Architectural request forms and landscaping forms available on website

Residents may want to follow up on moisture readings from termite inspections.

No pots on front steps

### **Insurance**

Pat Young

The office has still not received documents from one delinquent owner. Pat has written one last letter to the owner and then it will be turned over to the board for action according to the Covenants.

### **Financial**

Pat Young

The board reviewed details of checking and balance sheet as well as the profit & loss statement.

Micki moved to move approximately \$138,748.34 in savings to a 24 month CD at Live Oaks Bank. Gary seconded. Passed.

**Date for next meeting: Saturday, February 11, 10 am.**

