

The Keys at Kure Beach Annual Meeting

October 7, 2017

10 AM

Board Members present: Becky Richardson, Nancy Brickman, Micki Hobson, Linda Newton, Gary Glossop

Accountants: Grace McGee, Pat Young

Roll call: There is a quorum (37) for conducting business.

Proof of notice of meeting was shown by Becky Richardson.

Linda Newton moved that the minutes of 9/9/17 board meeting be approved. Seconded by Micki Hobson. Passed.

Committee Reports:

Architecture

Linda Newton

Linda suggested that anyone who has original windows check for structural problems. Because of the age of our buildings, structures are beginning to have rot and water problems in the siding. Residents suggested looking for rusty nails or white streaks on your siding. Also a moisture reading, if possible, can be an indication of trouble.

The cost to replace all windows in a unit is approximately \$12,000, depending on the contractor. (This is for a three bedroom unit.)

Termite Inspection

Gary Glossop

No active termites were found in the inspection yesterday, however an active infestation was found recently in a house on Sloope Point. These termites are "dry" termites and are not building the "tubes" that have been spotted in the past. Soft and/or wet wood is an invitation to termites.

Noted by technicians during the inspection:

- The crawl space doors on many units need to be replaced. The original doors are bent and problematic.
- Sometimes insulation falls because of high humidity in the crawl space. Residents can install dehumidifiers in the crawl spaces to alleviate this problem. Several businesses in our area do this work.
- Individual reports, including a humidity reading under the unit, will be mailed to owners when they are completed by Canady.

Pond

Gary Glossop/Ken Richardson

Pond Retention Services recommended several years ago that we do something about the Canada geese who had taken up residence in our pond and were eating our grass. Ken reviewed all the recommendations we have tried to deter the geese. He regularly talks to the state wildlife authorities to update them on our geese numbers and strategies for geese deterrents. The wildlife authorities recommend we keep the fence up. We are also investigating a vegetation barrier and trimming the plants that are growing around the fence that is in place now. They recommend harassing the geese except when the goslings are present.

The geese are protected because they are migratory (even though they no longer migrate). Gary is pricing a higher fence, stretching deer mesh and using celementia vines to camouflage the fence. The fencing cost would be approximately \$1,400 if we have volunteers to install it.

Landscaping

Micki Hobson

The sprinklers were turned off on 10/4. Any recent or new plantings need to be watered by residents. Micki surveyed the common areas with Francesco (Sam's Landscaping) to extend the sprinkler system. It was not done this summer because we had sufficient rain. Micki is working on a replanting program in three phases with pilots done on four units on Settlers to determine what would happen if we plant in the summer/fall. These will also help the board to determine costs of removing/replacing existing plantings as we work to determine the most economical way to do this. Micki plans on giving owners some choices of appropriate plantings for our area. Plans are to start in November.

Sam's contract is the same amount for the next calendar year.

Phillip Shannon asked about replacing plantings at his own cost. Micki pointed out that there is a landscaping form online for requesting landscaping changes and she will follow up with the person who made the request.

Election

Nancy Brickman and Micki Hobson are completing their terms on the Board of Directors. New board candidate Steve Turner introduced himself. Cathy Pilat, also on the ballot, was not able to be at the meeting. Becky Richardson is running for a second term. There were no nominations from the floor.

Budget

Grace McGee

Grace reviewed our projections for next year. Dues will stay the same.

- Water is being monitored since the town raised rates.
- Funds have been allotted for the new plantings.
- The increase in the pond budget is for the new fencing.
- Long term maintenance includes the projection for painting. There will be no special assessment.
- Approximately \$21,000 will be added to the reserve fund.

Ed Wilkinson asked if paying 2018 taxes would give us an advantage if the tax rate changes. Grace is going to check.

Repainting Schedule

Micki Hobson

Micki proposed that we do a full inspection of all the units prior to the painting so that there is plenty of time for owners to make repairs before the painting starts. The inspection that we need to prepare for this can be done by a painting contractor. This will be scheduled several months prior to painting. Patrick Kerwick did the painting last time and we were very pleased with his work but RFPs will be sent out for bids. Based on this, the board will decide on a contractor. Painting is tentatively set for next spring. If owners are replacing windows and/or siding before this starts, they need to match the current color by taking a board in to a paint store to have the color matched. Colors have faded since the last painting.

The inspection will include decks. If repairs are needed, they must be completed before the painting. Decks built with Trex won't be painted. Owners are responsible for their decks except for the painting. This may change with the painting that follows 2018.

Ed Wilkinson spoke about the importance of replacing rotten siding. If owners refuse to do repairs, he recommended the board arrange to have the work done and bill the owner.

Voting results

Becky Richardson, Steve Turner and Cathy Pilat were all elected to three years terms on the Keys Board of Directors. The 2018 annual budget was passed.