

Keys at Kure Beach Village Homeowners Association Board Meeting Minutes: Friday July 20th. 9:00 AM.

Attendance: Becky Richardson, Kathy Pillat, Linda Newton, Micki Hobson, Ed Wilkenson, Steve Turner

Agenda:

1. Financial Report Grace McGee/Pat Young: Profit and Loss Budget, check detail, Balance sheet.
2. Insurance update Pat young: Good, outstanding is being followed up.
3. Re-Painting Micki Hobson/ Ed Wilkinson: Updated.
4. Pond Drainage: (Update if needed) Ken Richardson: Not needed.
5. Architecture update: Linda Newton:

Architectural requests:

605 Sloop Pointe, Ruth Hladik, Storm covers on Arch Window: Shutters approved except Palladium Window Voted no, as it changes the architectural appearance. The request does not fall in the group of options available.

601 Sloop Pointe Bruce Yergler: Windows, replace West side, repair/replace siding. Approved.

6. Landscaping update: Cathy Pilat/Micki Hobson: update, no vote.

7. Pond Fencing update: None.

8. Rules and Regulations:

845 Sloop Pointe Window Air Conditioner in window. Addressed during Phone Call that replaced Hearing that was scheduled for today. Spoke to homeowner VIA phone call made by HOA President, Becky Richardson.

Key points of phone call:

Notified Home owner:

Property at 845 Sloop Pointe was listed on AIR BNB against Keys HOA Rules that properties can only be rented for no less 1 year at a time lease. Properties can not be listed on AIR BNB.

Resident stated that her property was not on AIR BNB and that she was not renting her property.

After dialogue back and forth, she said she used AIRBNB a calendar to track her friends and family visits and that she would not remove it from AIR BNB.

President reiterated the rules several times and again asked her to remove the AIR BNB ad. Homeowner refused.

President let her know that neighbors noticed the increased traffic in the driveway and on the street. Parking. Resident again stated she was not renting that it was friends and family.

President said that if the AIR BNB ad was not removed that HOA would fine her daily if it was not removed.

President asked her to remove the window Air Conditioner from the second floor, resident said it would be removed when A/C unit was replaced in two weeks.

The phone call ended after President once again asked resident to remove the ad and not rent unit out for less than one year lease.

Resident reiterated that she would not remove the ad and that it was the NOT HOAs concern.

9. New Business: Additional Board Member? Yard Flags vote to be sent out to community with stipulations. To be discussed July meeting.

10. Open Discussion: Not resident attendees.

11. Set up August meeting: 9:00 24th add Budget Discussion and approval.