

Keys at Kure Beach Homeowners Association

Minutes December 7, 2018 10:00 AM

Board members attending: Nancy Brickman, Linda Newton, Steve Turner, Becky Richardson, Cathy Pilat

Office staff: Grace McGee, Pat Young, Kim Gargiulo

Painting representative: Ed Wilkinson

Residents: Wayne VanDyke, Bob Spiegel

Approved by email since last board meeting:

-11/15/18 - Board approved Fitness Tree estimate for \$1085.00 to remove the tree and grind the stump behind 668 Settlers Lane. Work is scheduled for March 2019.

-The board approved the minutes from Board of Directors meeting on 11/9/18.

2. Financial Report

Grace McGee

-Review of Profit & Loss Statement and Balance Sheet through November

-There is an error in the line item for Administrative costs in the 2019 operating budget that may result in the spending for the calendar to go slightly over budget.

3. Insurance

Pat Young

-Pat is checking on several owners who have not provided proof of insurance.

4. Painting

Ed Wilkinson

-Painting is proceeding and they made the turn yesterday down SPL starting with 845. The SURFACE temperature is measured with a meter to insure it is above 32 degrees when they are working. Power washing is done the day or morning before painting. Kerwick is personally approaching each home owner about this and leaving a note if they are not at home. The coming weather is going to impact the sequence of painting. All major repairs begun within the set timeline have been completed. Repairs/improvements done after the painting are the responsibility of the owner.

Ed is checking behind the painters to make sure all work is done correctly. Ed will be in touch with the board to back him up on any major decisions concerning completing the project.

5. Pond

Steve Turner

-The committee wants to take out the fence, trim the landscaping and take out the weeds and has asked the board to approve:

Step 1: Removing the fence - The board voted unanimously to take down the existing fence.

Step 2: Cutting down the weeds and bushes Cathy is going to walk with the committee today to identify weeds/plantings around the pond. She does have an estimate from Sam's for trimming everything around the pond. Steve will report back with an estimate on cost.

Step 3: Dealing with the geese problem

-Steve has discussed moving the fountain back to the middle of the pond with Pond Retention Services and they are scheduled to do the work next week. They are also responsible for dead fish removal and litter in the pond.

The board may revisit the contract with Kure Dunes for their contribution to pond maintenance since they have an overflow pipe draining into our pond. This was dropped after the town of Kure Beach dredged the pond this year.

6. Architecture

Linda Newton

-The owner at 645 SPL submitted pictures to follow up with her request from the last meeting. Her new deck rails will be the same as the ones that the Walsh's installed at 642 SPL. Request was approved.

-Review of Covenants and Architectural Guidelines

We need to add to the Exterior Change Form that the owner has 24 months from the date of approval to have the work done. Grace will maintain the master PDF files and when changes are made to forms or other documents, she will send them to Yifenn for the Keys website.

7. Landscaping/Drainage

Cathy Pilat

-Cathy has another invoice from Fitness Tree. 801 and 805 SPL both have oak trees hanging on the roof and patio that have to be trimmed. Trees along the drives on 566 and 558 Anchor Way also need trimming. 610 and 805 KVV also need dead limbs trimmed.

-The board has been unable to find a map of the Sunny Point property line behind units on Settlers Lane. Wayne is going to check with the courthouse to see if he can get the information.

-Cathy is checking on the Bradford Pears to see if they can be saved. She is also requesting that Sam's trim back SPL in preparation for painting.

-The board voted to give Sam's staff a holiday bonus like we did last year. The board voted 4-1 in favor of repeating.

-Cathy has checked into buying sabal palms for replacement landscaping. Cathy has checked all nurseries and there are no warranties. Any plants smaller than 2 gallon does not do well and many have died.

8. Rules and Regulations

-Linda reviewed a letter from several owners on Settlers Lane requesting action on the palladium window at 628 Settlers Lane. The letter included pictures of the palladium window, which is damaged and repaired with duct tape. A letter will be sent to the owner requesting that the window be replaced based on our Covenants, Article 5.4.

-Diane Dougan has asked for an extension to December 19 to give her rebuttal to the court injunction.

-Update on window at 644 Settlers Lane-No response to letter that was mailed to owners on November 14. A second letter will be sent to their Fuquay Varina address.

-Review of fines section of Rules & Regulations:

VIOLATION OF THESE RULES and REGULATIONS

As provided by Chapter 47F-3-107.1 of the General Statutes of North Carolina, Homeowners have the right to attend a hearing before any fine is levied or item(s) towed & stored. If a violation has not been corrected within 5 days (or more on a case by case basis) following the hearing, **a fine of \$50 per month**, compounded every month thereafter, will be incurred until compliance is achieved. If violation has not been remedied after six months, the monthly fine will increase from \$50 to \$100, compounded monthly. Should legal assistance be required by the Board, the resulting cost may be incurred by the owner.

A fine of up to \$100 a day may legally be assessed. Kim will review the wording for our next meeting.

9. Other

-Becky and Nancy are going to get the reports from the Canady termite inspection ready for mailing. It appears that four units were not inspected and have no appointments with Canady. The board is asking for confirmation on those addresses.

10. Next meeting: January 18, 2019 10:00 AM