

Keys at Kure Beach Homeowners Association

Minutes January 18, 2019 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

1. Approved minutes from Board of Directors meeting on 12/7/18. Unanimous.

2. Financial Report

Grace McGee

-Review of Check details, Profit & Loss Statement, Balance Sheet and Aging Summary

3. Insurance

Pat Young

-Three are three insurance renewals due in January.

-A notice will be sent to 845 Sloop Pointe Lane for insufficient insurance coverage.

4. Painting

Ed Wilkinson

-Painters are doing as much as they can between rains and cold temperatures. All but seven driveways have been power washed but some residents have not cooperated in moving their cars.

- The first \$60,000 invoice has been paid.

5. Pond

Steve Turner

-The fountain has been moved back to the center and anchored and there was no cost to us. Steve will get an estimate for the retaining wall behind 825 Kure Village Way. Trash pickup is working. The committee is working on the geese problem and continues to explore solutions.

Sam's Landscaping had several suggestions for appropriate plants to use if we relandscape around the pond. The committee is discussing the next fencing and whether we want to landscape or have grass to the edge of the water.

6. Architecture

Linda Newton

-Owner of 621 Settlers want to replace two windows on front of unit. Focus Builder is the installer.

-Owner of 822 SPL are getting new windows on the front. Daniel Lynch Construction will do the work. Approved.

-Owner at 628 Settlers has returned the Exterior Change Form to replace the front window. We are waiting for a picture of the window that will be used.

7. Landscaping/Drainage

Cathy Pilat

-The sinkhole behind 605 Sloop Pointe Lane has been repaired but needs to be filled in and we need to determine who is responsible for completing the repair.

-There is a leak in the irrigation system at the front wall. Kure Beach was supposed to have it shut off but Cathy has been unable to get the cover off to see if it is still running.

-Wayne was able to get a cheaper tree estimate for Top Notch Tree Service for storm damage. We will use them and compare their work to Fitness.

-Wayne and Rob went to the county courthouse to get maps of The Keys and property lines behind the units that back up to other homes and the federal property behind Settlers. He reviewed the scale on the map and has compared to actual property line markers using two units on Sloop Pointe. The property lines need to be measured and could be several feet beyond the landscaping that is being maintained in places. The board and volunteers will keep looking at this issue and help plan work in affordable sections to start cleaning up overgrowth.

-Cathy suggested a separate person to supervise the irrigation system. A licensed plumber needs to do repairs, not Sam's Landscaping. The board is going to look into who has overseen irrigation in the past and Steve would like to talk to them.

- Landscapers are going to trim ALL bushes down to window level.

8. Rules and Regulations

-The walk-through for violations of Rules & Regs will be determined on Saturday morning, 1/19.

-The owner at 644 Settlers Lane has until Feb. 12 to replace the palladium window.

-After reviewing NC Statutes, the Board voted to change the wording for violations and fines. Yifenn will update the wording online and send out an email blast. The new version of the Violations Rule will also be on the next quarterly bills:

15. 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 the board decides that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing, for each day more than five days after the decision that the violation occurs. Should legal assistance be required by the Board, the resulting cost may be incurred by the owner.

9. Other

-Four units did not comply with opening garages for the termite inspection and will be fined \$150 each.

-The Keys is adapting the same Complaint Form that the Village uses. It will be posted on our web site and available in the office. The form must be signed to be acted upon. A board member will follow up with whoever submits a complaint.

10. Date for next meeting Friday, February 22, 10 AM