

Keys at Kure Beach Homeowners Association

Minutes

March 15, 2019

10:00 AM

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

Office staff: Grace McGee, Kim Gargiulo

Painting representative: Ed Wilkinson

Owners/guests: Mike Smith, Santos Pittari

1. Scheduled hearing for window violation at 628 Settlers Lane:

Santos Pittari appeared to say the window is ordered is supposed to be repaired this week. The window is paid for and he is waiting for a contractor to install it. He has 30 days from today (April 15) to replace the window and then the fines will start. He has not submitted the required Request for Exterior Change form. Another letter will be sent.

2. Minutes from Board of Directors meeting on 2/22/19 approved unanimously.

3. Financial Report

Grace McGee

-The board reviewed the Profit & Loss Statement and Balance Sheet for February.

-Review of projection: Board will review the Keys Reserve analysis through 2034 and will come back with input for the next meeting.

4. Insurance

-845 Sloop Pointe Lane: Grace needs a source for the replacement cost and will send a letter to owners of that unit. According to our Covenants, property insurance coverage needs to be for the replacement cost of the unit and the owner must have wind and hail insurance. Steve will work with Grace on this.

5. Painting

Ed Wilkinson

-Report from Porter Paint and Patrick Kerwick on thickness/coats of paint applied to Keys units: We are now on year two from the start of the painting process. We have benchmarks giving us a guideline as to how two coats appear when done correctly. They also sent a second letter assessing durability, life span and endurance. Ed explained how they start with the wall facing the sun, opposite sides are done with cut work. Second coats are done as the sun moves around the house. Drop cloths stay down as they work. Patrick reported they are 10 units from completion and are targeting the end of April. He is working with the two owners who have not moved cars and may not be able to power wash one. Steve is contacting the renter and owner to have the car on Anchor Way moved.

-The front concrete walls have been washed and will be painted.

-Ed will sign off on final inspection after board members inspect the community.

6. Pond

Steve Turner

-It will cost approximately \$300 to have Pond Retention personnel anchor and adjust the fountain for free flowing movement. Ken and Steve will adjust the timer and discuss the fencing issue. How far should the fence be from the water? Would a berm work? Can bushes with thorns be planted around the pond as a barrier? Steve is going to talk to his committee about solutions and report back at the next meeting.

7. Architecture

Linda Newton

-New Request for Exterior Change Forms:

The board approved requests for 632 Settlers Lane and 665 Settlers Lane. Both requested front door replacements. There will be the same number of panes.

-In preparation for driveway replacements, the board needs to research requirements, coloring, etc. and report back at the next meeting.

8. Landscaping/Drainage

Cathy Pilat

-Update on Sam's Landscaping and tree work:

The board will look at the 2020 budget to include clearing our common areas behind the units on Settlers.

Cathy has ordered seven trees to replace the palms that were removed.

Cathy discussed cleaning out the landscaping at 554 Anchor Way and spoke with the owner about the ferns and palms. The area around the units on Anchor Way will be trimmed and cleaned out. Some bare areas will get new plantings.

9. Rules and Regulations

-Survey of Rules & Regs violations:

Violations were reviewed. Letters will go out after 4/1 when the new wording for violations has been posted on our web site.

-Response from attorney, Charles Meier, on 12/22/18 court injunction:

Mr. Meier responded to our request about the court award by asking if KBV is going to share the legal expenses with us. Mike Smith is checking with his board to see if they agree to sharing the portion of the legal fees not awarded by the court. Linda will contact the lawyer with our response and ask for a court date for the settlement.

-Final wording for Violations of Rules & Regulations:

Violations must be corrected within 30 days of the date notice is given of the violation. If the violation is not remedied with the prescribed time, then per Chapter 47F-3-107.1 of the General Statutes of North Carolina, Homeowners have the right to attend a hearing scheduled (as soon as possible thereafter) before any fine is levied or item(s) towed & stored. If the person does not contact the Board or appear at the scheduled hearing, the violation is assumed to be valid. 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 a 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.

10. Other/New business

-Complaint form is now posted on web site.

11. Set date for next meeting: Friday, April 26 10:00 AM (tentative)