

Keys at Kure Beach Homeowners Association

Minutes May 10, 2019 10:00 AM

Board of Directors present: Becky Richardson, Steve Turner, Nancy Brickman, Deborah Hutchings
Office Staff: Grace McGee, Kim Gargiulo

Hearings scheduled for 10 am

- Dougan: Insurance
 - Pittari: Architectural Change Request for palladium window
- Owners did not appear for the hearing.

-The board approved minutes from Board of Directors meeting on 4/26/19

2. Financial Report

Grace McGee

- Review of Profit & Loss Statement and Balance Sheet for April

3. Insurance

- No update on renewals
- At the board's request, the owner of 845 SPL has updated insurance on her unit to \$112,000. It is unclear if it includes wind and hail insurance and she has been asked to give the board an update.

4. Painting

- No change since report on 4/26.
- 625 and 629 SPL submitted a note requesting painting touch-ups and pointing out areas they feel have not been completed satisfactorily. Steve will forward the list to Ed to review with Kerwick.

5. Pond

Steve Turner

- Cathy Pilat and Steve reviewed progress on removing/replacing plants around pond. Steve will go over this with Deborah and make a diagram for work to be done
- Pond Retention Services wants information on temporary fencing (color and timing). The fence will need to be up approximately six months and the fencing stakes will be black with green or brown fencing. The pond committee will meet after Steve has more information on those parameters.
- Other than the fence described above, the board feels they have exhausted geese control plans for right now.

6. Architecture

- No new requests for Exterior Change
- John Batson reported to Linda that no permit is required to replace an existing sidewalk
- We will notify residents who were asked to remove the plexiglass coverings on their palladium windows when we determine options that are currently available. Nancy left a message with the Wilmington 3M representative to get more information on a window covering manufactured by that company. An email blast will address this issue.

7. Landscaping/Drainage

Deborah Hutchings

- Deborah is meeting Monday morning with Neska (Sam's Landscaping) to go over landscaping issues.
- We are waiting for Sam's to turn on the sprinklers and check ones that may not be working. There appears to be a leak around 625 SPL that needs to be investigated. Deborah has contacted a back flow plumber who may need to do some repairs.
- An email blast went out to residents requesting that owners water new plantings until the landscapers are able to turn on the irrigation system.

8. Rules and Regulations

-Parking: The board voted to return to the wording (from 2005) in rule 7.D. pertaining to unlicensed vehicles:

The following are not permitted to remain in driveways or any other Common Areas unless by prior written consent of the Board of Directors: scooters, baby carriages, toys, boats, trailers, jet skis, dune buggies, campers, motor / mobile homes, recreational vehicles, automobiles on jack stands, tractor trailer trucks or cabs, cube or box trucks, abandoned vehicles (e.g. not currently registered, unsightly, affecting the value and integrity of the community, etc.-as cited in Town of Kure Beach Ordinances)- and other similar items as deemed inappropriate by the Board.

-The board responded to owners at 654 Sloop Pointe Lane (Bass)

-The board responded to owners at 841 Sloop Pointe Lane (Griffin)

-The owner of 628 Settlers Lane did not respond to our summons for a hearing. He has not turned in the Request for Exterior Change form or replaced the palladium window with a proper window. The repair was done with a pane of glass.

-There is an air conditioning unit in the front window at 654 SPL. The owner and renter will receive a violation letter.

-The board reviewed the violation letters sent out on April 6. Most owners are in compliance. One will receive a letter that a daily fine will begin in two weeks.

9. Other

-Update on injunction against Dougan at 845 Sloop Pointe Lane: There was no response to our settlement offer, so Becky will contact Charles Maier about a date and amount for a permanent injunction.

- When we have a settlement amount, Steve will meet with the Village to reach an agreement with them on their contribution to the legal fees.

10. Set date for next meeting Friday, June 14 10 AM