

Keys at Kure Beach Homeowners Association

Minutes July 12, 2019 10:00 AM

Board members in attendance: Becky Richardson (by phone), Nancy Brickman, Linda Newton, Steve Turner, Deborah Hutchings

Office Staff: Grace McGee, Kimberly Gargiulo, Pat Young

Painting Representative: Ed Wilkinson

1. The board unanimously approved 6/14/19 minutes.

2. Painting

Ed Wilkinson

- A letter of recommendation for Kerwick Painting was written by Ed and approved by the board.
- Patrick will give us an estimate for the 2025 repainting for our next meeting.
- Paints in the colors used in the Keys are available at PPG Paints, 4125 Oleander, Wilmington.
- Ed is leaving a notebook with all the inspection reports and contract information, etc. for filing in the office.
- The board thanked Ed for his time, patience and attention to detail through the 15 month painting process.

3. Financial Report

Grace McGee

- Review of Profit & Loss Statement and Balance Sheet for June
- 2020 Budget Prep began for annual meeting approval. Deborah will work with Grace to finalize numbers for landscaping. Legal fees will be finalized at next meeting.

4. Insurance

Pat Young

- Several residents have insurance policies that have lapsed or will lapse in the coming month. Pat is working to contact all owners who need to provide proof of wind, hail and property insurance to the office.

5. Pond

Steve Turner

- Steve is in touch with the electrician and is checking the size of the pump and fountain that we are allowed to install. He will check with someone around the pond to see if the irrigation is currently working.
- Fence issue is on hold for now. The last posts will be removed from the pond soon. Any new ideas for geese control will be considered.
- A resident has requested electricity at the gazebo for seasonal lights. Steve will check on this.

6. Architecture

Linda Newton

- No new requests have been submitted for Exterior Change. The board is still waiting for town permits from 642 Sloop Pointe (generator).
- Rotting deck boards were replaced at 637 Settlers Lane.
- 645 Settlers Lane replaced windows.
- The owner of 628 Settlers Lane (palladium window replacement) contacted the office to secure the proper form and replace the window.

7. Landscaping/Drainage

Deborah Hutchings

- \$4,000 left in budget for landscaping. Deborah walked around with Neska (Sam's Landscaping) to review landscaping. There is a dead pine tree at 801 KVW. Two irrigation timers still need to be replaced. Shrubs at several units need to be replaced and Deborah has an estimate for \$1930.

- In addition it will cost \$3,520 to removing dead/diseased Bartlett pear trees.
- The estimate is \$1,400 to replace those with crape myrtles.
- Gravel and brown steel edge at entrance wall will cost \$80.
- Cost of cutting back shrubs behind Settlers' units is \$2500.
- Small items will be taken care of on this year's budget

8. Rules and Regulations

- A letter was sent to renters/owner at 801 Sloop Pointe Lane to remove the window air conditioner.
- The board will discuss decorations in mulched beds at the next meeting.

9. Other

- Nancy confirmed October 4 with Canady Exterminating for Keys termite inspection.
- Inspection day volunteers will include Deborah/Steve/Tim/ML/Ken.

10. Date for next meeting August 23 10 AM