

# Keys at Kure Beach Homeowners Association

**Minutes      August 23, 2019      10:00 AM**

**Board members in attendance: Becky Richardson, Linda Newton, Steve Turner, Deborah Hutchings**

**Office staff: Grace McGee, Kimberly Gargiulo, Pat Young**

**Residents: Bill Patton**

## **1. The Board unanimously approved of 8/23/19 minutes**

### **2. Financial Report**

Grace McGee

- Review of Profit & Loss Statement and Balance Sheet for July
- 2020 Went over the budget and decided on budget for next year

### **3. Insurance**

Pat Young

Several residents have insurance declarations past due, and one owner has no proof of Wind and Hail. Grace will send a letter to 845 SPL about not having Wind and Hail.

### **4. Pond**

Steve Turner

- Steve is having PRS coming out to look at the pump. They will inspect and if it needs to be cleaned will clean it, if it doesn't work will replace the pump. The cost of coming out will be \$175 for first hour and \$75 each hour after. We will not know the cost of a new pump until old one is looked at.
- Steve will talk to his pond committee about eel grass and water lilies for pond.

### **5. Architecture**

Linda Newton

- No new requests for Exterior Change
- Window replacement at 628 Settlers Lane is still pending
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### **6. Landscaping/Drainage**

Deborah Hutchings

- New plantings/tree removal must wait until next year. We are already over budget. If an owner wants to purchase and plant landscaping items that is okay, but please check with Deborah on types of plants to purchase. Sams will not be planting any plants for residents.
- Most of the sprinklers have been fixed. There are still a few units around pond that need to be checked.
- We are waiting for Sams to send us the 2020 contract and discussed a quarterly meeting with Sams to keep us and them updated on what needs to happen.
- We will also be checking on a new irrigation system. Ours is over 20 years old.

### **7. Rules and Regulations**

- 7/11/19 - 801 SPL AC has been removed
- 8/11/19 - 658 SPL Garbage can in driveway, equipment stored in walkway have been removed.
- 8/11/19 - 558 Anchor Way Letter to renter and owner on torn screens, no action has been taken.
- 654 & 658 Sloop Pointe - Palladium Windows still have not been repaired or replaced.

-Discussion of ornaments/flags/decorations/sculptures in mulched beds (LCA) will be held over for new HOA Board.

**8. Other**

-October 4 is the annual termite inspection

-The board will be sending an email to Village about Legal fees from AirB&B.

**9. Set date for next meeting:      September 13, 2019**