

# Keys at Kure Beach Homeowners Association

Minutes

November 19, 2020

5:00 PM via Zoom

## Votes taken since last Board meeting:

**10/11/2020** Bryan Strickland moved that we not install a 285' swale behind 634-662 Sloop Pointe Lane at a cost of \$7,125 due to budget constraints. Passed.

The Board will continue to gather information about the extent of the problem and feasibility of the proposed solution.

**10/23/2020** Sara Smith moved that two dead pine trees to the east of 801 Kure Village Way be removed. Sam's estimate for cutting down these trees and preparing them for pick-up is \$560. The Town will pick them up on designated Thursdays and a charge will be added to our monthly storm, water and sewage bill. The charge will be approximately \$260. Unspent funds in the 2020 operating budget will cover the costs. Passed.

(Work was done on 11/11/2020)

**Board Members present: Bryan Strickland, Sara Smith, Mary Lowrance, Nancy Brickman**

**Office: Grace McGee**

**Insurance Coordinator: Pamela O'Quinn**

## 1. Financial Report

Grace McGee

- Review of Checks, Profit & Loss Statement and Balance Sheet through October, 2020
- Status of HOA dues payments/liens/payment plans
- Mary Lowrance has volunteered to audit the Keys financial records for 2020.

## 2. Insurance

Pamela O'Quinn

-Currently, two owners have not submitted the required proof of insurance. The Insurance Coordinator has sent three request letters to each owner and the owners will now be fined.

-Keys owners are required to have insurance covering the full replacement cost of their unit. Those costs have been rising because of the cost of building materials. Pamela is going to send letters to owners who appear to be underinsured using \$115/sq. ft. as a baseline, asking them to review their coverage with their agent.

## 3. Pond

-Pamela O'Quinn volunteered to do the paperwork required to renew our permit next year. The Board needs information on when an engineer will be out to survey the pond and if there will be requirements to bring the pond into compliance. Bryan Strickland will look over the historical information in the office, and when there is a list of what needs to be done, the Board will look at sharing those responsibilities.

## 4. Architecture

Frank Walsh

- There were no new requests for Exterior Change
- A decision on the hurricane shutter over the garage at 818 Sloop Pointe Lane (not in compliance with guidelines/not approved) is still pending.
- The board discussed written regulations for pergolas and will look at the units that have added them before we continue the discussion. We would like to talk to a builder as well as review the current architectural guidelines before we proceed. **All owners need to be aware that any exterior change requires that the owner submit a Request for Exterior Change form for Board approval.**

## 5. Landscaping/Drainage

Sara Smith

-The Board will address many important issues at the next meeting scheduled for December 3.

## 6. Rules and Regulations

-The violations inventory on 11/4 was lengthy. Some violations will be addressed by a notice on the next quarterly billing advising residents that flowers pots in mulched beds, flags and other ornamental decorations are not allowed. If the infractions are not corrected, the Board will follow up with letters followed by hearings and fines if necessary. The board will continue to discuss the regulations in the new year.

-Some residents will be informed by mail that there is a violation that needs to be corrected.

-A hearing will be scheduled for the unregistered car in the driveway at 558 Anchor Way

-The Board has no jurisdiction under a unit, but the crawl space access door must be closed to prevent animals from entering. Animals have also chewed through vents to enter underneath homes. **Owners should read their Canady report carefully and follow any recommendations for necessary repairs.**

## 7. Legal

-Bryan Strickland has discussed a settlement with the Village board on Airbnb legal fees for 845 Sloop Pointe Lane. Both HOA's have Covenants that state rentals can only be long term. The Village Covenants are considered the Master Covenants, but in this case the Keys pursued legal action. We need a clearly defined plan to handle any similar situation in the future. Mary Lowrance volunteered to draft a response to the Village's Memorandum of Agreement and settlement offer. Mary Lowrance moved we not accept the current request from the owner to reduce the outstanding balance of her legal reimbursement to the HOA. Nancy Brickman seconded. The motion passed.

-Charles Maier, our attorney, responded to our inquiry concerning recording the By-Laws amendment voted on at Annual Meeting. He pointed out that the By-Laws are not in conflict because there is a difference between directors and officers. Nancy Brickman will contact him on how to proceed after the vote.

## 8. Termite Inspection Reports

-There were three units that were not inspected by Canady. We are contacting the owners to confirm that the technicians did not have access and if the fine applies. The Board has questions about the reports that owners receive after the inspections and is going to request that each owner receives a report for his/her own unit instead for written reports for each building.

## 9. Other

-The Keys does not have a written solicitation policy. If you see flyers or advertising materials hanging in bags on doorknobs of neighbors who are part-time residents, please be helpful and remove these.

## 10. Set date for next meeting: December 3, 2020 5PM via Zoom