

Keys at Kure Beach Homeowners Association

Minutes December 3, 2020 5:00 PM via Zoom

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

Insurance Coordinator: Pamela O'Quinn

Office: Grace McGee

Owners: ML Smith, Ed Wilkinson

1. Landscaping/Drainage

Sara Smith

-We had a request to address a drainage issue behind 839 Sloop Pointe Lane. The solution would be to install a 24X24 catch basin box with a 6" corrugated pipe approximately 190 feet long behind this address to have positive water flow toward either Settlers Lane or Anchor Way. The trench must be dug manually to avoid any damage. Cost would be \$4,500. The Board will monitor this area for standing water and take no further action at this time.

-The Board voted before the last meeting to not build a swale behind 626-662 Sloop Pointe Lane. We will continue to monitor the impact of work behind 614 Sloop Pointe on other houses. An inspection after the last heavy rain didn't find any problems.

-The Board has requests from last year to trim the large trees in the woods behind the houses on the east side of Sloop Pointe Lane (626-662). Currently, we don't know exactly where the Sea Watch border is behind these houses. Sara Smith moved that she get an estimate from Sam's to trim upper limbs from five live trees behind 630-646 and cut down two small dead trees behind 650 and one dead limb behind 654. The work would be done after January 1, 2021. Mary Lowrance seconded the motion. Passed.

-There have been requests to have palm trees planted. Recent requests have been denied because of the cost. Sam's Landscaping estimate for installing a large palm tree was \$280 for the tree plus \$250 for labor for a total of \$590. Fitness Tree charges \$285 plus tax for a large palm tree and \$385 for a large palm tree with a one year warranty. Sara Smith moved the HOA pay \$100 (the approximate cost of a crepe myrtle in 2021) and the homeowner requesting a large palm tree pay the \$285 balance. A warranty would be required. Bryan Strickland seconded the motion. Passed.

-The 2021 Landscape replacement and repairs budget is \$34,830. Sara Smith proposed the following changes to better meet our current needs:

	Current 2021	Proposed 2021
Requests not completed from 2020	4,480	4,480
Mulch and pine straw	19,000	16,500
Clean-up, pruning and dead tree removal	7,000	7,000
Trash pick-up for trees	650	650
Flowers, plants (trees)	1,700	4,200
Sod, seeding, aerating	2,000	2,000
TOTAL	34,830	34,830

Sara moved we reduce the amount of mulch from 290 cubic yards to 200 cubic yards, a savings of \$2520. The current cost is \$28/cubic yards 290 x \$28=\$8120; for 2021, use 200 cubic yards or \$5,600 or a savings of \$2520. Repurpose the \$2520 for plants, flowers and trees. Mary Lowrance seconded. Passed.

-The plastic pipes froze and split last winter and caused a major leak in the sprinkler valve zone for 653/657 and 661/665 Settlers Lane. The state has changed the codes and because the valve that was used is no longer permitted, the replacement valve and plumbing pipes cost approximately \$500. In addition, an insulated cover is about \$100. As of June 2020, there was approximately \$3400 left in the irrigation repairs budget. This sprinkler repair was made in November and completed except for the cover.

-Sara Smith will speak with Sam's Landscaping about renewing out annual contract.

-Currently, Sara Smith is dealing with requests/complaints from homeowners, getting estimate(s) for work to be done, communicating with Sam's Landscaping about these concerns, determining a timeline for completion, and a limited budget for improvements. She addressed the need for developing a five-year realistic landscaping plan (completing nine buildings each year) with a budget and having a committee headed by a resident knowledgeable about horticulture. There needs to be improved communication with homeowners and a set of choices of trees, bushes and flowers so that each building owner can make realistic selections while maintaining continuity in the community.

-There are at least three owners who refuse to allow Sam's to prune their shrubs and /or trees. Board members are going to look at these areas and discuss options at our next meeting.

-There is a lack of consistency in our HOA landscaping. Currently, there is potential damage to buildings because of overgrowth around the buildings. The HOA makes decisions for the common areas, which are legally owned by the association.

2. Other

-The Board discussed responding to the Kure Beach Bike and Pedestrian Committee's proposal to extend the Kure Beach Island Greenway System through Settlers Lane. Nancy Brickman will draft a response expressing our concerns over safety and quality of life in the Keys. A designated Bike Path already exists in Kure Beach.

3. Legal

-Upon review by the Board's legal counsel, Charles Maier, the Board decided that the amendment voted upon at the Annual Meeting did not change the current process and was unnecessary.

4. Set date for next meeting January 7, 2021 5PM via Zoom