

# Keys at Kure Beach Homeowners Association

**Minutes                      January 7, 2021                      5:00 PM via Zoom**

**Board members attending:** Bryan Strickland, Sara Smith, Nancy Brickman, Mary Lowrance  
Board member absent due to computer problem: Frank Walsh

**Accountant:** Grace McGee

**Insurance Coordinator:** Pamela O'Quinn

**Residents:** Patrick Brennan, Bob Spiegel, Susann Ebberts

## **Action since last meeting:**

### **HOA Statement sent to Kure Beach Bike and Pedestrian Committee on 12/4/2020:**

The Board of Directors for The Keys at Kure Beach is responding to the Island Greenway System proposal by the Kure Beach Bike/Pedestrian Committee. We believe the committee must consider the impact on the safety and quality of life for our community that this designation will bring. A Bike Path already exists. It begins at Alabama Avenue, travels both north and south along Fort Fisher Boulevard, and is clearly marked as a Bike Path. We suggest that your current map extension along Alabama Avenue connect with Fort Fisher Boulevard and that becomes your Kure Beach Extension for the Island Greenway System.

## **1. Financial Report**

**Grace McGee**

- Review of Checks, Profit & Loss Statement and Balance Sheet through December, 2020
- Status of HOA dues payments/liens

## **2. Insurance**

**Pamela O'Quinn**

- Two Keys homeowners are currently incurring fines because they did not attend hearings scheduled in June and still have not submitted proof of homeowners and wind and hail insurance.
- Three more owners have received letters that there is no current proof of insurance submitted to the office.
- Our Covenants require each owner to have insurance for 100% of the replacement cost. The Board determined that owners who do not submit proof of valid homeowners and wind/hail policies will receive a first notification followed in 10 days by a second warning in 30 days. If no proof of insurance has been submitted in the following 30 days a registered/certified letter is sent to the owner. At this point, *the Board may obtain such insurance and levy against the non-paying owner an Individual Assessment as set forth in Section 8.6, which shall be an amount due of the cost of such insurance and shall be a lien upon the Unit until paid in full.* (Amended, Consolidated and Restated Declaration of Covenants for the Keys at Kure Beach, Article 6.1)

### **3. Pond**

-JBS Consulting submitted a proposal for the State Stormwater Permit Renewal process required in 2021. Bryan Strickland moved that he sign the proposal to start the renewal. Nancy Brickman seconded. Passed.

-Bryan is going to ask for a representative to serve as a liaison with JBS.

### **4. Architecture**

#### **Frank Walsh submission**

-There are no new requests for Exterior Change

-The owner at 819 Sloop Pointe Lane is responsible for removing any bushes required to accommodate installation of a standby generator.

-The hurricane shutter over the garage at 818 Sloop Pointe Lane is not in compliance with guidelines and was not approved by the Board. Bryan will speak to the owners about possible solutions for coming into compliance with current regulations.

### **5. Landscaping/Drainage**

#### **Sara Smith**

-Sara Smith met with Neska (Sam's Landscaping) on 12/1/2020 and 1/7/2021 to review plans for mulching and maintenance in the Keys.

-The area next to 801 Kure Village Way that frequently has standing water will be filled with topsoil and planted with grass seed at a cost of \$665.

-The trees behind houses on Sloop Pointe Lane that back up to Sea Watch will be trimmed on Monday, 1/11 at a cost of \$550

-A crepe myrtle will be planted between 821 and 825 Kure Village Way.

-Money for these items was allocated last year and the total cost is \$1415 instead of \$2028 that was part of the 2020 overage allowances.

-Sara has surveyed the front of Keys units (not backs) for stump removal because it will be cost efficient to remove them all at one time. Also, all utilities have to be marked before the work is done.

-There are new landscaping requests for one sabal palm and one tree removal.

-The Landscape Planning Committee will meet on Monday, 1/11/2021. Volunteers are:

Pat Long

Bob Spiegel

Cathy Blankenship

Susann & Steve Ebberts

Rebecca & Nicholas Hingtgen

Debra & Patrick Brennan

Sara discussed guidelines for the committee in order to develop a five year plan to improve aesthetics and property values using \$5000 of the annual budget that will be repurposed for landscape beautification. Implementation will begin in 2022.

## **6. Rules and Regulations**

-This notice was printed on all quarterly billings sent out in December:

### **\*A REMINDER TO ALL KEYS OWNERS\***

**Please review the rules for all mulched Common Areas and Limited Common Areas. Only planters may be placed on either side of your garage door. Small solar lights and security signs can be placed in beds--no flags (seasonal or decorative), ornaments, bikes or benches are allowed!**

**\*If you have tenants in your unit, please be sure they are aware of our Rules & Regulations.\***

-There will be a meeting to follow-up on this first notice for rule violations to determine how to proceed.

-The Board reviewed the status of other rule violations. Owners who received letters have contacted the office and/or board members and are working to correct the violations.

- Mary suggested a survey be done of Keys owners on whether the Rules and Regulations need to be updated.

## **7. Other**

-The Board updated our Memorandum of Understanding concerning legal issues involving both the Keys and the Village HOA Boards. It was submitted for review to the Kure Beach Village HOA Board.

**8. Date for next meeting: Wednesday, February 10, 2021 5:00 PM via Zoom**