

# Keys at Kure Beach Homeowners Association

**Minutes May 11, 2021 4:30 PM via Zoom**

**Board members present:** Peter Beardsley, Nancy Brickman, Mary Lowrance, Sara Smith/Susann Ebberts

**Accountant:** Grace McGee

**Resident:** Lollo Ericksson

## **Actions taken since last meeting:**

**5/5/21** Susann Ebberts was appointed to fill the Keys Board Landscape Chair vacancy as our current Chair, Sara Smith, will be moving to another state.

### **1. Financial Report**

**Grace McGee**

- Profit & Loss Statement and Balance Sheet
- Status of HOA dues payments/liens

### **2. Insurance**

**Pamela O'Quinn**

- Letters need to go out now to owners who need to review their insurance policies and update the amount of coverage since the tax reappraisal.
- There needs to be a plan of action for the owner of 562 Anchor Way who has not produced proof of insurance on his property. A letter will be sent outlining the next actions the Board will take according to our Covenants.

### **3. Pond**

**Peter Beardsley**

- Peter contacted Public Works on behalf of the Keys and Village of the 8/9 sinkholes in our communities. He will be walking through the Keys with a Public Works representative on 5/12 to check the sinkholes and get a commitment for repairs.

### **4. Architecture**

**Frank Walsh**

- New Requests for Exterior Change:  
Mary Lowrance moved and Peter Beardsley seconded a motion to approve a request for a back-up generator to be installed at 634 Sloop Point Lane. Passed.
- No update on the confirmation of the window configuration at 805 Sloop Pointe Lane.

### **5. Landscaping**

**Sara Smith**

- Sara met with Neska to determine the types of shrubbery that could be used to camouflage the back-up generator tanks at 620 Settlers Lane. Sara Smith moved and Nancy Brickman seconded a motion that the Board not approve the request for lattice screening but instead use shrubbery with the cost not exceeding \$200. The owner would work with the landscaping company to pick the shrubs. Passed.
- Arbor Tree Service is coming on 5/14 to give us an estimate of removing large branches from live oaks behind 801-813 Sloop Pointe Lane.
- The Beautification Committee is reorganizing after the resignation of the chairperson and will meet on 5/15 to go over the recent survey and put a plan of action in place for the next three years. This plan will include a list of recommended native trees/shrubs/plants for our area.
- Sara noted that she observed yellow grass in lawns all over the island, not just in the Keys.
- The Board authorized payment of a bill from Sam's for \$1760 for repairing sprinkler heads throughout the Keys. All sprinklers are now supposed to be in working order and Susann Ebberts will be following up on

this. We also have an estimate for \$960 to replace three timers for the irrigation system. Susann is going to check the power sources at the units where these are installed before further action is taken.

-A diagram showing sprinkler heads from 2007 is in the landscaping folder. The Board will continue to investigate if we need to hire a firm to evaluate our system and discuss plans for the future.

-Palm tree stumps at 624 Settlers and 825 still need to be removed.

-The Beautification Committee will meet to review and reorganize on May 15.

## **6. Rules & Regulations**

-A violation was reported at 845 Sloop Pointe Lane. An email will be sent notifying the owner there is a car with expired plates in the driveway and bicycles stored in the bushes in the LCA in front of the unit.

-The Rules & Regulations Committee will be finalizing the rule for fire pits after the presentation Friday afternoon (5/14) by Fire Inspector Captain Steven Zwally.

## **7. Date for next meeting : June 16 @ 4:30 PM at the Clubhouse**