

Keys at Kure Beach Homeowners Association

Minutes August 18, 2021 4:30 PM @ Clubhouse

Board Members present: Peter Beardsley, Nancy Brickman, Susann Ebberts, Mary Lowrance

Accountant: Grace McGee

Items approved since last Board meeting:

-**7/22/21** A notice was posted on keyshoa.com and sent out by email to all residents and owners reminding them of the importance of keeping gutters and downspouts clean during hurricane season.

-**7/27/21** Board approved the purchase of five signs @ \$32/each to be posted around the pond. The signs will read:

BEWARE!
Alligators and Snakes
No Fishing or Feeding Wildlife

-**8/6/21** A notice was posted on keyshoa.com and sent out by email notifying residents that Malin Irrigation will begin work on August 10 inspecting and repairing our irrigation system. They will begin work around 7:00-7:30 am.

-The Board met on 7/21/21 to discuss the estimate from Malin Irrigation to repair our system.

-The Board met on 8/4/21 to review the 2021 projections and 2022 budget proposal.

1. Financial Report

Grace McGee/Mary Lowrance

-The Board reviewed Profit & Loss Statement and Balance Sheet thru July, 2021.

-The Board reviewed the status of HOA dues payments/liens.

-The Board continued to review and revise the 2022 budget.

2. Insurance

-The Board continues to follow up with the owner at 562 Anchor Way to provide proof both homeowners and wind and hail insurance coverage.

-Mary Lowrance and Nancy Brickman will work with Kim Garguilo to review the insurance coverage required by the Covenants and to contact owners/insurance agents for up-to-date information if necessary.

-The Board will schedule a meeting with Ed White to review our General Liability, Directors & Officers and Umbrella policies.

3. Pond

Steve Ebberts/Peter Beardsley

-The pond permit was renewed on July 27, 2021 and expires on November 6, 2029. Permits are now issued for eight years instead of ten.

4. Architecture

Peter Beardsley

-An Exterior Change Request was approved for 813 Kure Village Way for new gutters.

5. Landscaping

Susann Ebberts

-Malin Irrigation will be in the Keys over the next several weeks repairing/replacing damaged pipes and backflow valves.

-The Board has scheduled a meeting with Bryan Strickland and Scott Selig on Tuesday, 8/31 at 5:30 to discuss possible irrigation options for areas in the Keys that are experiencing serious flooding.

-Weather permitting, Fitness Tree will be in the Keys on Friday, August 27, to prune back some of the live oaks, remove stumps and designated dead trees. All work to be done was covered in a bid submitted previously and approved by the Board,

6. Rules & Regulations

-A notification was sent to the property manager for 801 Sloop Pointe Lane re: gutter cleaning.

7. Other

-The Board reviewed the agenda for the Annual Meeting on Saturday, October 2, 2021 and is preparing a packet with summaries of tasks completed in 2021 and plans for 2022. At this point, with the resurgence of Covid it is unclear if the meeting will be held in the clubhouse. A decision will be made at the next meeting.

-Nancy Brickman and Mary Lowrance have completed the first year of three year terms. Peter Beardsley and Susann Ebberts filled vacancies until the Annual Meeting and will not be running for office. A fifth Board position was vacated and not filled during the year. The Board is sending out an email blast asking for volunteers to run for three open Board positions. Voting will be electronic as it was last year, and the Board will make sure that owners who do not use email receive hard copies of all information.

-Board members also discussed creating an Irrigation as well as a Landscaping position because of the time and responsibilities involved.

Next meeting: Thursday, September 2, 2021 @ 4:30 at the Clubhouse