

# Keys at Kure Beach Homeowners Association

**Minutes                      September 2, 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:**

-8/24/21 Mary Lowrance moved and Peter Beardsley seconded that the Board move our General Liability, Directors and Officers and Umbrella Liability policies to the Wells Insurance Agency. Passed.

-8/31/21 An Exterior Change Request for replacing an existing deck with Trex and replacing one window was approved for 649 Settlers Lane.

-8/31/21 An Exterior Change Request for replacing an existing deck with Trex and wood rails with aluminum rails was approved for 662 Settlers Lane.

-8/31/21 An Exterior Change Request to extend a deck by 14 feet, move the heat pump next to the deck stairs and take out three bushes was approved for 837 Sloop Pointe Lane. Peter Beardsley will contact the owner to make sure contractors and owners avoid all irrigation pipes when digging. Any irrigation heads that will be under the deck extension must be capped. Also, the AC unit should be moved as close to the stairs as possible and elevated if possible because of the flooding issue behind the house.

## **1. Financial Report**

**Grace McGee/Mary Lowrance**

- The Board reviewed the Profit & Loss Statement and Balance Sheet through August, 2021.
- The Board reviewed the status of HOA dues payments/liens.
- The Board reviewed the final draft of the 2022 Budget.

## **2. Insurance**

-Follow up on insurance/fines at 562 Anchor Way: Owners have purchased homeowner's insurance but not Wind & Hail. The Board made a decision to continue the fines as the owner has been contacted multiple times with no response.

## **3. Architecture**

**Peter Beardsley**

- New Exterior Change requests were covered since the last meeting.

## **4. Landscaping**

**Susann Ebberts**

Second half of August 2021 Landscaping Report

Irrigation Repair Update:

Malin has finished a substantial number of repairs including the following:

Settlers lane

620 - 2 Valves 2 Solenoids

641 - 1 Valve 1 Solenoid

Sloop Point Lane:

609 - 2 Valves 2 Solenoids

625 - 2 Valves 2 Solenoids

661 - 1 Valve 1 Solenoid

814 - 1 Valve 1 Solenoid

Entrance Wall

1 Valve 1 Solenoid

- Mike Malin will be out here through mid-September finishing repairs/and replacing broken heads, capping heads, turning off back yard and side yard zones in units not on the pond, etc.
- To date we've been invoiced \$4076 for work completed. We can re-evaluate adding rain gauges if we have remaining funds after the work is done.

Fitness Tree completed all work requested including removal of stumps, trees, pruning up of Live Oaks, a Magnolia and a Pine tree as well as removal of dead trees. Details are below:

## Landscaping Requests

### Completed and closed Requests

Fitness Tree pruned back the pine and Live Oak at 649 Sloop Point Lane

Live Oaks were trimmed back behind 801/805 Sloop Point by Fitness Tree

(Note: One owner felt that the Live Oak limbs were not trimmed back far enough from her deck. The Board and Fitness Tree responded that the trees were trimmed so as to maintain the integrity of the trees and that they would not be trimmed back any further.)

Fitness Tree removed half dead limb from Live Oak behind 809 Sloop Point.

Fitness Tree removed Live Oak Branches hanging over a Holly and Crepe Myrtle tree at 649 Sloop Point Lane.

Unit owner at 801 KVW asked that dead pine tree be removed from common area at KVW between quadraplexes. Fitness tree cut down the tree, ground the stump and removed the debris on 8/27.

Fitness tree removed 5 stumps from various properties around the Keys as well as a dead palm tree behind 620/624 Sloop Point (several forms were submitted before Susann joined the Board).

Malin Irrigation fixed the broken irrigation pipe at 634 Sloop Point Lane. Owner broke the pipe and will be billed.

Fitness Tree trimmed Magnolia off of unit at 829 Kure Village Way.

Owner at 641 Settlers Lane requested a "rogue Oleander bush" be cut out of an Azalea bush. A volunteer lopped off the Oleander at the ground.

Dead Crepe Myrtle behind 677/681 Settlers Lane needed to be cut down and removed. Sam's took care of that as per request from Susann.

Irrigation heads running at 662/658 Sloop Point reported by Frank Walsh during HOA meeting on 8/18. Susann had Mike Malin fix the heads on 8/19- both heads were damaged.

Malin Irrigation replaced the leaking irrigation head in front of 825/829 KVW. Need to keep an eye on it as the water pressure is very high. May need to replace other heads.

Live Oaks trimmed back by Fitness Tree overhanging driveway at 550 Anchor Way and laying on cars.

## Closed/rejected Requests

-657 Settlers Lane- Request to remove Pampas grass that owner planted . Susann replied back that as she was the one that planted the Pampas Grass, she would have to have it removed. She replied that she would take care of it. (form submitted)

- 629 Sloop Point- Unit owner complained that Myrtle tree next to her driveway was overgrown and leaving leaves on her driveway and needs to be trimmed. Susann looked at tree and it is growing as expected and the issue is not critical. She replied back that the HOA would not approve and that she could see if Fitness Tree would come out at her own expense.

- Owners at 653 & 649 Settlers Lane wanted brush behind their homes trimmed way back. Sam's cuts the bushes that are on the Keys property but the brush they wanted trimmed back is MOTSU property. Rejected except for what Sam's handles.

## Open Requests:

-Owner at 620 Settlers Lane, requests bushes to be planted near his gas tank. Susann let him know that we will re-evaluate in the fall when it's best to plant

-Drainage Issues around the Keys:

- Drainage Issues at 614-622 Sloop Point (Duplexes) – email from Betsy (unit owner) with photos and video of flooding.
- At 817-829 Sloop Point Quadruplex (Susann spoke to the owners at 821 and 825 Sloop Point). Previous owner of 829 submitted request to have drainage handled, and it was approved and never taken care of although monies have been earmarked for said work in 2021.  
Water issue behind quadraplex at 616/612 Settlers – 818/822 Sloop Point

UPDATE: A team of us looked at the excessive water issues at these units on 9/1. Next Steps:

Susann to call Rain Storm solutions to see if they can come out to look at the issue behind 614-618 Sloop Pointe Lane and recommend a solution. Otherwise the group seemed to think a larger pump may solve the issue except when there is no power

Susann to ask Scott Selig if he'd like to bid on doing the work behind the Quad at 817-829 which would be a gravity trench/pipe that would go behind the units out to Settlers Lane. Susann also to get Sam's to provide an estimate

616/612 Settlers- still need to better understand the issue; however, if it is the downspouts, Scott Selig suggested installing pvc pipe (vs corrugated plastic) and have them run to the pond.

## **5. Rules & Regulations**

-The Board discussed announcing again (an email blast was sent out on 7/22/21) at the Annual Meeting that owners need to maintain their gutters and downspouts. The Owner's Manual lists gutters and downspouts under owner responsibilities.

## **6. Other**

-The Board reviewed the Cover Letter and reports to be included in the mailing (both email and regular mail) for the Annual Meeting. The first packet will go out on September 3 and asks for owners to respond with

any questions by September 9. It will include a cover letter, committee reports, the proposed 2022 budget, a sample electronic ballot and a notice for the termite inspection. The next mailing will go out on September 15 and will include answers to the questions submitted.