

## The Keys at Kure Beach HOA, Inc.

### Annual Meeting

**October 2, 2021 10:00 am Clubhouse**

**Board members present:** Mary Lowrance, Nancy Brickman, Susann Ebberts

**Office Staff:** Grace McGee, Kim Gargiulo

**Owners:** Kathy Axe, Gary Glossop, Bruce Yergler, Santo Pittari, Frank Watkins

1. **Mary Lowrance called the meeting to order at 10:00 am.** She announced that 53 electronic votes were submitted which count towards a quorum. Therefore, the quorum requirement for the meeting (40 members) was met. Mary displayed the meeting information package that was emailed or delivered to all owners and highlighted the committee reports and financial summaries of the HOA's activities in the past year and projects either underway now or in the months ahead.
2. **Kathy Axe verified the final vote** on Friday, October 1 at 1:00 pm.
  - There were 53 total votes.
  - The budget passed. 51 yes votes/2 no votes
  - Lollo Eriksson was elected to the Board with 51 votes.
3. **The reading of the minutes from the preceding Annual Meeting was waived.**
4. **Questions from the floor** about annual committee reports sent to residents before the meeting:
  - Kathy Axe asked if door-to-door solicitation is allowed?  
The Board is checking the Village Covenants to see if it is currently addressed or can be prohibited with signage.
  - Bruce Yergler inquired about the status of pond dredging.  
The Keys has just renewed the pond permit for eight years with no dredging required. Bruce also volunteered to serve on the Board if the Board will be holding meetings on Zoom. Board members can appoint Bruce to fill a vacancy at their next meeting.
  - Gary Glossop asked if the Keys has an agreement with the Dunes since their retention pond drains into the Keys. The Board has made extensive efforts to obtain a legal agreement with Kure Dunes HOA but negotiations have not produced an acceptable agreement. The Board continues to be concerned about the matter and also about the sinkholes in our community.

-Gary also commented that he was upset because a landscaping decision (removing a Bradford Pear tree on common property near his unit) was made without notifying him.

-Santo Pittari asked if members could access the clubhouse through the front door. Grace McGee explained that access to the Clubhouse is limited to the back door after office hours as a preventive measure. The back door has an electronic lock that can generate a report identifying owners entering the Clubhouse at particular times. Damages to Clubhouse equipment have occurred in the past and the HOA has been able to identify persons in the Clubhouse when the damages occurred and recoup damage expenses. If the front door was accessible with the pool access key, the HOA would not be able to identify persons entering the Clubhouse at particular times.

-There were several comments about extending common courtesy to Board members as they are volunteers giving their time for this community. There was discussion about creating an ombudsman position in the community (possibly someone not on the Board), to receive complaints from the community and discuss these concerns with the Board.

#### **5. 2022 Budget**

-The dues are increased from \$350 to \$375/quarter in 2022

#### **6. Termite Inspection**

-There were two garages that could not be inspected on Friday, October 1, because items stored in the garage were not moved away from the walls.

-Two residents notified Canady that they would not be available to open their garages but failed to make another appointment.

-One resident did not open garage or respond to several notices reminding residents that there is a \$150 fine for not rescheduling or giving access on the inspection date.

#### **7. Reminders:**

-It is the responsibility of the owner of each unit to keep the gutters free from debris. This becomes very important during hurricane season and in the summer when there are heavy rains.

-Each owner is required to insure his / her unit for full replacement cost. (ARTICLE 6, Declaration of Covenants for Keys at Kure Beach) Satisfactory proof of current residential coverage, as well as wind and hail coverage, must be provided to the office

annually. Owners are urged to review coverage with their insurance agents as building costs have increased substantially recently.

**-In addition to our outstanding office staff, Grace McGee and Kim Gargiulo, and our webmaster, Yifenn Strickland, the Board thanked the following residents for volunteering during the last year:**

**Vote verification:**

Kathy Axe

**Beautification Committee:**

Lollo Eriksson

Catherine Blankenship

Pat Long

**Landscaping helpers:**

Steve Ebberts

Kathy Axe

Pat Brennan

**Storm mitigation:**

Scott Selig

Brian Strickland

**Board members:**

Mary Lowrance

Nancy Brickman

Susann Ebberts

Peter Beardsley

Brian Strickland

Frank Walsh

Sara Smith

The vote to approve these minutes will be held at the Annual Meeting in October, 2022.

Respectfully submitted,

Nancy Brickman

Secretary

The Keys at Kure Beach Board of Directors