

Keys at Kure Beach Homeowners Association

Minutes

November 9, 2021 5:00 PM at Clubhouse and via Zoom

Board members present: Nancy Brickman, Mary Lowrance, Lollo Eriksson, Bruce Yergler

Accountant: Grace McGee

Resident: Debra Hutchings

Kure Beach Village Board: Jeff Martin, President

Item approved since last Board meeting:

-10/6/2021 The Board approved a front window replacement at 649 Settlers Lane. The contractor is Top to Bottom.

1. Financial Report

Grace McGee/Mary Lowrance

-The Board reviewed Check Details, P & L, Balance Sheet and Delinquent Accounts for September and October, 2021.

-The financials reflect a refund from BB&T after the Board voted to change companies for our general liability insurance. The policy is now with Wells Insurance Company.

2. Insurance

Mary Lowrance

-Mary Lowrance and Nancy Brickman are sharing responsibility for reviewing homeowners and wind and hail insurance policies. Currently we have two owners who have not provided proof of current insurance coverage. One owner is without wind and hail coverage as required by our Covenants.

3. Pond

Bruce Yergler

-Bruce Yergler will contact Steve and Susann Ebberts who have been in charge of pond oversight, to get all current files. He also plans to check liability issues. Board members are unsure if the alligator is still in our pond.

4. Architecture

Peter Beardsley

-Board members approved a storm door installation at 833 Sloop Pointe.

5. Landscaping

Lollo Eriksson

-After the meeting, Lollo Eriksson, will have a spreadsheet proposal on sharing landscaping responsibilities while he away.

There are three areas of responsibility

Water Mitigation

-Scott Selig is working on a proposal for two separate areas behind units on Sloop Pointe Lane. Both would require gravity drains without pumps and work is estimated to be in the \$5,000 - \$7,500 range. Work would be done in February – April, 2022. The Board is also trying to contact Rainstorm Solutions for a second proposal.

-A more powerful pump is needed for the drainage system behind 614 Sloop Pointe Lane. The project has been approved by the Board but more information is needed on the cost of the pump and labor.

Tree Trimming

-Fitness Tree will be surveying all live oaks in the Keys. The Board discussed the possibility of scheduling an every five year major tree trimming instead of waiting for issues and then having work done.

Irrigation

-Malin Irrigation has begun a major updating of our system and will continue work in the spring.

-The pine tree area at the corner of Sloop Pointe Lane and Kure Village Way will be addressed at the next meeting. Mary Lowrance suggested community involvement as well as a beautification plan for this highly visible area.

Open Landscaping requests:

-550 Anchor Way

The owner requested that she be able to remove mulch from the area extending 3' from the side of her house and replace it with a plastic liner topped with decorative stones at the owner's expense. The Board discussed the implications of granting one owner permission to make this change, the long-term maintenance of the lining/weeds/stones, and what happens when a unit is sold and the new owner is not aware that changes are now his/her responsibility. Mary Lowrance moved that instead of voting on an individual bases the Board do an assessment of cost for all units. Bruce Yergler seconded. Passed.

The owner also requested that the Board remove pine straw from the common area behind her unit. Accumulated leaves from the oak trees and pine straw have not been cleared from the area. The Board will speak to Sam's about attending to this area and will request no pine straw be added in the future.

The owner also requested that decorative grass planted beside a walkway next to her unit be trimmed or removed. She was concerned that removal would damage the stone walkway but stated the grass is not trimmed and has been allowed to spread. Mary Lowrance pointed out that it is invasive and not a desirable addition to the landscaping. Lollo Eriksson will speak to Sam's to ask about trimming and maintaining the grass.

-642 Sloop Pointe Lane

The owner requests removal of a dead/dying pine tree in the common area in back of his unit. The Board will ask Fitness to confirm this and also will confirm that the tree is on Keys common ground. Grace McGee will confirm lot measurements.

-657 Settlers Lane

A sprinkler was aimed at the siding rather than the landscaping. The sprinklers are now off and the problem will be repaired.

-A community landscaping workday event will be tabled until Lollo returns.

6. Rules and Regulations

-The owner of 558 Anchor Way has been notified that the construction trailer in the driveway must be removed. A hearing will be scheduled in 30 days from notification if it remains on the property.

-There are two residents parking on the grass. A reminder will be sent out in an email blast that this is prohibited. The two residents will be notified by email. There have been extensive repairs made to our irrigation system and it is important that the sprinkler heads are not damaged.

7. Other

-Three residents who have failed to have their garages inspected for termites will be notified of a hearing and \$150 fine for noncompliance.

-Jeff Martin, President of the Village Board, would like more involvement between the Boards and invited Keys residents to attend Village Board meetings on the third Tuesday on each month at 5 pm. He also discussed details on the post office boxes. The Postmaster at Kure Beach was on leave for much of the time before the Annual Meeting and the Board was unable to gather more information before asking for a vote. Now, the situation must be dealt with within a year. They are running out of extra boxes to use when a box breaks down and there are only a few spare parts for repairs. There are only two or three vendors who manufacture these boxes and replacement quotes have been as high as \$36,000. Mailbox USA manufactures smaller boxes (4"X 5" instead of the 5"X 6" we have now). The original quote from them was \$8733 but prices are increasing every month and their cost now is \$11,000. Volunteers are available for the construction of a new framework for the boxes, so the only cost will be materials. The Board has set aside \$23,500 for this project. **THERE WILL BE NO ASSESSMENT!** There will be a community vote. Please help spread the facts our community needs to have to make a responsible decision.

8. Date for next meeting: Tuesday, December 14, 2021, 6 pm, at the clubhouse and via Zoom