

Keys at Kure Beach Homeowners Association

Minutes

January 11, 2022 5:00 Clubhouse and via Zoom

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

Accountant: Grace McGee

Actions taken since last meeting:

12/30/21 - The Board approved a proposal to install missing and nonfunctioning backflow valves to insure we are meeting codes and to effectively maintain our irrigation system.

1/5/22 – The Board approved a 12 month Zoom license at a cost of \$112.42.

1. Financial Report

Grace McGee/Mary Lowrance

-The Board reviewed the financial report through December, 2021, focusing on reviewing the Profit & Loss Statement.

-The Board reviewed the status of HOA dues payments and fines.

2. Insurance

Mary Lowrance/Nancy Brickman

-Currently only one owner has not responded to the Board's requests to provide proof of Wind and Hail coverage.

3. Pond

Bruce Yergler

-The pump is not working and a short in the electrical system will need to be repaired. The Board agreed to go ahead with repairs and Bruce will contact Steve Ebberts to get the name of an electrician.

4. Architecture

Peter Beardsley

-There are no current Architectural Change requests.

5. Landscaping

Lollo Eriksson

-Irrigation Progress Report

Mary Lowrance moved that the Board have the authority to approve contract prices up to an additional 15% beyond the initial contract on all major projects the board approves because of the rapidly increasing cost of supplies. Each approval amount will include this 15% contingency. Lollo seconded the motion. Passed unanimously.

-Approved 2022 Irrigation Projects: \$17,500

1. Blowout lines: \$3,500
2. Install BackFlow valves: \$7,100
3. Install Backflow Covers: \$5,000
4. Continued repairs: \$1900

The Board also approved an additional \$1900 in continued and additional repairs (more sprinkler heads, broken pipes, nozzles, relocation of sprinkler heads plus labor) to the irrigation system.

The new cost is for backflow covers on each side of the townhouse units. Mary proposed we moved forward with installation after reviewing a picture of the covers to be installed. The Board will vote by email.

Rain sensors that are wired are \$125/box on every unit. They are used to save water but the Board questioned the cost (approximately \$7,000) vs. how much water would be saved. Lollo would like to do more research and talk to Tim Upton who was in charge when meters were installed previously. Those used older technology and many failed.

-Landscaping Contract Renewal & Scope

The Board reviewed a contract that Lollo drafted for Sam's Landscaping. Mary Lowrance moved that we approve this contract with the removal of the pruning of palm trees. Bruce Yergler seconded the motion. Passed unanimously. Sam's will continue to prune all shrubs and crepe myrtles and the Board discussed a community workday to clean up the growth around the pond. Lollo will work with Fitness Tree to identify palm tree maintenance needs and cost.

-Storm Water Mitigation/Rainstorm Solutions Cost and Plan

After reviewing the three areas needing storm mitigation in the Keys with the Rainwater Solutions representative, Lollo feels they are knowledgeable and reasonable in pricing and their estimates compare favorably with the other bids from two landscapt companies. Lollo asked for references and has two that he will approach when we agree on a set of questions.

The first project is behind 817-845 Sloop Pointe Lane. Mary Lowrance moved to approve the proposal to bury PVC pipe behind these units to drain at Settlers Lane at a cost up to \$3750. Lollo seconded the motion. Passed unanimously.

The second proposal is behind 818 Sloop Pointe Lane to 612 Settlers Lane. (Estimates and diagram attached.) Mary Lowrance moved that the Board approve up to \$4400 to connect downspouts from the fourplex to a French drain. Lollo seconded the motion. Passed unanimously. The Board is asking that PVC pipe be used instead of corrugated pipe to eliminate the expense of yearly flushing.

The third area of concern is the area behind 614-622 Sloop Pointe Lane where a sump pump and two 12" catch basins have been installed. Rainstorm Solutions proposed testing, cleaning and flushing the current equipment to make sure it is functioning. They may recommend that 18" catch basins be dug. Mary Lowrance moved that the Board approve \$500 for this area. Nancy Brickman seconded. Passed unanimously. There may be a second proposal after the evaluation is complete.

Mary Lowrance suggested that we purchase a gift certificate to show our appreciation to Scott Selig for consulting on these projects.

Approved 2022 Storm Mitigation Projects: \$8,900*

1. 817-845 SPL \$4,000
2. 818-SPL – 612 SL \$4,400
3. 614-622 SPL \$ 500

*The approved quotes may increase slightly when Rainstorm factors in the change from corrugate to PVC. The Board will approve any changes by email.

-Sinkholes Review & Discussion

There is a sinkhole on Settlers, in front of the water tower, that is draining into the pond. This is on Kure Beach Village land and the responsibility of the Town. The town has filled the hole with sand which washes into the south end of the pond. Pipe has disconnected and is causing the problem but it has not been repaired. We are gathering information to work with these groups to collaborate on a solution.

There is a sinkhole between 605-609 Sloop Pointe Lane near a very large live oak tree. The Board had several questions about the best way to proceed with this repair including whether a severe pruning would revive the tree but promote root growth which could cause more problems with pipes.

There are 11 sinkholes in our community and we need to prioritize repairs. The town's responsibility ends 12'-14' from the edge of the street. The Board is looking into all possible contacts for assistance (e.g. Town government, The Dunes, community influencers, etc.) and will continue discussion at our February meeting.

-Landscaping Committee

Lollo met with resident volunteers and felt there is a lot of positive interest in future plans for landscaping. As Lollo will be travelling in the next months, the Board may ask volunteers to be contacts for companies doing contract work in the Keys.

-Decorative stone/Mulch/Pine straw

The Board is investigating reducing cost for mulch by using stones or planting ground covers starting in 2023. However in 2022, the Keys will move forward with a mix of mulch and pine straw. Lollo presented a plan for using pine straw in many areas around the Keys that are not adjacent to the unit walls. He will get an estimate from Sam's Landscaping and the Board will vote by email to make a decision on mulch and pine straw for March spreading.

Lollo will speak with Neska (Sams Landscaping) to get an estimate for using stone as ground cover at the sides of the units. When we have more information on ground covers, mulch, and decorative stone the Board will analyze options for implementation for 2023.

-Protection for sprinkler heads

As the Board works to repair and upgrade out irrigation system, Lollo is going to send out information to residents who may want to purchase cement doughnuts that can be installed to prevent damage to sprinkler heads near their units, especially the sprinkler heads that are near the edges of the driveways.

-Fishing in pond

The Board has received several reports concerning groups of children fishing in the pond. Currently "No Fishing" signs are posted around the pond and the Board will continue to enforce this rule.

All open landscaping requests have been addressed.

6. Rules & Regulations

-The Board is requesting that two residents remove yellowed plexiglass covers on palladium windows. These are used as hurricane protection and are to be removed after a storm has passed.

7. Other

-One unit has not had a garage inspection. A Board member will speak to the owners to make sure they understand that in order to keep our termite bond in effect, every unit with a garage must be inspected.

8. Date for next meeting: February 8, 2022 @ 5 pm