

# Keys at Kure Beach Homeowners Association

## Agenda

**February 8, 2022 5:00 Clubhouse and via Zoom**

### Actions taken since last meeting:

-1/13/22 A notice was sent to all owners and posted on the Keys website informing residents they are able to install cement “donuts” around sprinkler heads near their units to protect against damage. The cost is the homeowner’s responsibility. Contact information for Malin’s Irrigation was included in the memo.

-1/21/22 The Board accepted the references collected by Lollo Eriksson as due diligence to move forward with Rainstorm Solutions for flood abatement in the Keys.

-1/27/22 The Board approved advance payment of \$8225.00 to Malin’s Irrigation for backflow preventer materials and backflow covers.

-1/28/22 The Board approved 2022 Financial Major Projects Update memo to be sent to all owners.

- 2/1/22 The Board approved the type of insulated covers for the backflow valves to be installed by Malin’s Irrigation.

-2/1/22 The Board clarified that the monthly checks for the office staff (approved in the 2022 budget) be increased by 4%.

### 1. Financial Report

**Grace McGee/Mary Lowrance**

- Profit & Loss Statement and Balance Sheet
- Status of HOA dues payments/liens

### 2. Insurance

**Mary Lowrance/Nancy Brickman**

- Update for January/February

### 3. Pond

**Bruce Yergler**

- Update on fountain

### 4. Architecture

**Peter Beardsley**

- Update

### 5. Landscaping

**Lollo Eriksson**

#### Tree Service Update

- Ongoing work February 7-8
- Trimming of Live Oak at Pond side included and funded in ongoing work
- Large Magnolia at KVV – Comment by Joyce Barnwell
- 653 Settlers Lane backyard – Verbal request from Tim Upton

### Irrigation Update

- Planned work for February - update
- Protective covers – decision needed
- Advanced payment for materials – decision needed
- Sprinkler head protection

- Community orders to date
- Comment by Russel Timmons
- Issue at 558 and 550 AW

### **Storm Water Mitigation**

- Approved, funded & scheduled projects
- 21-5292; 818 SPL to 612 SL pondside
- 21-5290; 817 to 845 SPL ending SL
- 21-5268; 614 SPL Pump issue
- Additional proposals to be addressed – decision needed on next steps
- 21-5288; Live Oak sinkhole
- 21-5285; Water Tower sinkhole
- 21-5270; 632 Settlers Lane sinkhole

### **Landscaping**

- Pine straw and mulch covering and cost – decision needed
- Decorative stone assessment - update
- Creeping vegetation for select areas – update
- New community requests

#### **- Key's Landscape Liaison Team**

-Lollo's travel, absence, and delegations during February 14 to March 14

-Lollo not able to attend the March 8 HOA meeting.

### **6. Rules & Regulations**

-Palladium window covers-

### **7. Other**

-Follow-up on termite inspection/discussion on fine paid but no inspection

### **8. Date for next meeting: March 8, 2022 @ 5 pm**