

Keys at Kure Beach Homeowners Association

Minutes

February 8, 2022 5:00 Clubhouse and via Zoom

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

Accountant: Grace McGee

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

-The Board reviewed the Profit & Loss Statement and Balance Sheet for January, 2022.

-The Board approved the minutes for an earlier meeting held to approve moving funds to a money market account at Corning Credit Union.

2. Insurance

Mary Lowrance/Nancy Brickman

-A hearing was scheduled for an owner who does not have Wind and Hail coverage. The owner failed to appear and will be fined \$50/month until this requirement is met. (Amended, Consolidated and Restated Declaration of Covenants for The Keys at Kure Beach 6.1)

3. Pond

Bruce Yergler

-Elmo Langley has our pond pump project on his calendar and expects to do repairs soon.

4. Architecture

Peter Beardsley

-The owner of 616 Settlers Lane submitted an Exterior Change Request to replace his existing deck with Trex. Trex is available in limited colors and the new deck will be very close to the original grey color. Request approved.

5. Landscaping Tree Service Update

Lollo Eriksson

-The contracted work was completed today. Lollo pointed out that the Fitness Tree was an excellent company to work with and that he has inspected most of the areas where work was done. Much of the trimming of the pondside live oak was done on inside branches of the tree and not all visible at first inspection. Lollo is going to speak to Susann Ebberts who also worked with Fitness and Sams on maintaining the live oaks behind 801-845 Settlers Lane to get more information on the vines surrounding those trees and work planned for those areas.

-The office staff will request written requests from owners who call or come by to request that work be done near their units.

-The Board will continue to discuss the lot lines and trimming behind units on Settlers Lane backing up to federal land.

-Mary Lowrance moved to approve by email any estimates from any approved project without a dollar amount assigned if it is over \$300.00. Board members would be notified and asked to vote by email. Lollo seconded. Passed.

Irrigation Update

-Lollo is meeting with Mike Malin on Friday. Advanced payment for the backflow covers has been made so installation can begin.

-Two owners have ordered sprinkler head protection so far. Lollo will continue to look for other options and will report back to the Board.

-In response to a question from an owner, Lollo stated that if Sam's Landscaping is proven to have caused damage to any sprinkler heads they will be responsible for the repairs.

-There is an issue at 558 Anchor Way where the water is turned off for remodeling. Grace is attempting to contact the owner to request that the water be turned on.

Storm Water Mitigation

-Work at the following locations will begin on February 9:

818 Sloop Pointe Lane to 612 Settlers Lane pond side
817 to 845 Sloop Pointe Lane ending at Settlers Lane
614-622 Sloop Pointe Lane pump issue

-A solution for the live oak sinkhole at the pond is still under discussion. The Board would like to find a long term solution that would save the tree and also address the sinkhole. Lollo will contact Rainstorm Solutions to provide a pipe replacement quote. The quote received was only to add a collar to the existing pipe which is nearing the end of life expectancy.

-The water tower sinkhole will require a separate meeting with Jeff Martin from the Village Board and the town. Currently, the silt and sand the town uses to fill in the sinkhole filters into the pond and is causing concern about dredging.

Landscaping

-Lollo submitted a plan to expand the use of pine straw in all beds not adjacent to the units and has discussed this with Neska from Sam's Landscaping. The Board discussed the need to thicken the layer of pine straw, which would increase the cost to \$22,870. Mary Lowrance moved we follow the approved plan we used in 2020 and spend \$19,200 on pine straw/mulch for 2022. Lollo seconded. Passed.

-Lollo also met with Neska to evaluate the possibility of using decorative stones along the sides of properties to improve the appearance and limit the need for mulch in the future. His recommendation is not to proceed with stone for several reasons:

- Most sides have dense plantings of shrubs alongside the house with deep roots into the ground.
- Most sides have underground internet cables and other wires, utility lines, HVAC systems, generators, gas tubes, garbage cans that need to be hidden behind the shrubs
- The cost to place the decorative stones is estimated to be approximately \$20 per Sq. foot for material and labor and all together a very costly undertaking.
- The expected enactment of the esthetic look is counteracted by the fact that the decorative stones will be hidden behind the shrubs.

-When an owner requests a tree replacement, the tree must be on the recommended list managed by the Beautification Committee.

-The Board discussed a request for replacing dead bushes in the front bed at 624 Settlers Lane. The Board approved this request as a starting point for the work of the Beautification Committee if the work done is part of the first phase of the Beautification Plan. Focus will be on native plants with test areas for growth and appearance. The Beautification plan addresses common areas as well as individual properties that need enhancement and the extent of this first phase will depend on areas identified and budget. If the owner elects to have the work done immediately, it will be at the owner's expense. Also included in this request is replacing two palm trees near the pond that were damaged by storms and have been removed. The policy for replacing palms is that the HOA pays the first \$100 of the cost and the owner is responsible for the remaining cost. The owner will work with Fitness Tree for recommended type and height as well as long term maintenance. The Beautification Committee will be consulted on tree selection and placement.

- Key's Landscape Liaison Team

-Members of the Beautification Committee and community will be asked to be contact persons for landscaping, tree maintenance and irrigation work while Lollo is out of the country for the next month.

6. Rules & Regulations

-No new violations reported.

7. Other

-Mary is sending a follow-up email on termite inspection to owners who have not had garage inspected.
-Mary reported to the Board that she will be unable to continue her role as president after March, 2022. The Board will continue this discussion at the meeting on March 8.

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