

Keys at Kure Beach Homeowners Association

Minutes

April 12, 2022 5:00 Clubhouse and via Zoom

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

Accountant: Grace McGee

Residents: Wayne and Carlene Van Dyck, Patrick and Debra Brennan, Mark Bennett, Sharon Fay

Actions since last meeting:

-4/5/22 The Board approved a request from the owner of 818 Sloop Pointe Lane (fourplex) to move the heat pump to a side location next to his unit.

-4/12/22 The Board approved a request from the owner of 825 Kure Village Way for a solid colored awning over the deck.

1. Financial Report

Grace McGee/Mary Lowrance

-The Board reviewed the Profit & Loss Statement, Check Details and Balance Sheet through March, 2022.

-The Board reviewed the status of HOA dues payments/liens. With the exception of one owner, payments should be about normal by the April meeting.

2. Insurance

**Mary Lowrance/Nancy Brickman
Grace McGee**

-The office is contacting owners who have not provided proof of renewal of homeowners and wind and hail coverage. Declaration pages must be on file in the office each time coverage is renewed.

- A final notice will be sent to the owner of 628 Settlers Lane. If proof of wind and hail coverage is not provided before our next meeting, the Board will contact our attorney. The owner is then responsible for all legal fees incurred. The adjoining neighbor will also be informed of the situation. With hurricane season approaching, it is critical that all units have this coverage and we have several other residents who have not provided proof of insurance to the office. Documents can be emailed to keysinsurance77@gmail.com.

3. Pond

Bruce Yergler

-RPS Environmental LLC repaired the damage done by vandals to the fountain. It worked briefly and now there seems to be an electrical problem. Ken Richardson is working on this also, and an electrician will again be inspecting the power source. The Board is concerned because the fountain has not been functioning since January and hopes the problem will be resolved by the end of April. We will reevaluate the situation at our next meeting. It may be necessary to lock the electrical panel and switch.

-The alligator that moved into the pond last summer has evidently emerged from hibernation and is larger and frequently visible in the pond. While alligators are part of the natural habitat in our area and the Board posted warning signs around the pond last year, there is still concern about children and small pets. Bruce is checking again on our responsibility in this situation. The Board has repeatedly asked that no one feed wildlife and we also ask that residents watch for any suspicious activity or trespassing around the pond.

4. Architecture

Peter Beardsley

-New requests were voted on before this meeting. (See above)

5. Landscaping

Lollo Eriksson

-Conclusion of storm water mitigation work

Work has been completed by Rainstorm Solutions. The Board feels that we now have an excellent contractor if future work is needed. Mark Bennett, owner of 616 Settlers Lane, mentioned that he is satisfied with the mitigation work done at his unit.

The inspection at 614 Sloop Pointe Lane resulted in cleaning of the existing pump. The Board will monitor the efficiency following any heavy rains.

Clogged gutters are contributing to some of the drainage issues encountered. Because of numerous large oaks and pines in our community, owners need to have their gutters cleaned on a regular basis.

-Irrigation update

Mike Malin reported that in some locations the backflow valves were too close to houses to fit under the covers, so some lines had to be rerouted. He will continue his work and should finish in April or May and then will blow out the entire system. He is in touch with Lollo and will keep the Board updated on progress. Included in his work is a complete audit of our system.

The power is off at 558 Anchor Way where that section of the irrigation system is connected to electricity. The office will contact the owner to let her know that the irrigation system will be turned on at the end of April. The Board discussed the way the system was installed (it is powered by breakers housed in several garages around the community) and what might be involved in updating that.

-Landscaping Maintenance

Mulch & pine straw application has been completed with additional pine straw requested at a few defined locations to fill in empty spots.

-New requests:

Lollo has discussed a grass proposal for behind three units on Sloop Pointe Lane (801-809) where the stormwater mitigation work was done. The Board approved a plan to apply one bag of contractor bland grass seed (used in areas where grass is difficult to grow and is more expensive). It will be covered in straw to help with moisture and to protect the seed from birds. The total with delivery, materials and labor is \$475. This will be a test site for other seeding requests and Lollo will discuss a guarantee with Sam's Landscaping.

The owner at 813 Kure Village Way requested replacement of the drain pipe at the rear of her unit where water is collecting. Lollo and Catherine Blankenship inspected this area. Digging up the drain that was installed years ago and goes to the pond would be labor intensive and there is the possibility that other units in the same area would need repairs also. The Board discussed putting an extension on the downspout that carries water out to the grass.

A tree planting request from 845 Sloop Pointe Lane has been addressed in the beautification plan attached. Palm trees do not fit the location and additionally have to be regularly watered for 3-4 months by the owner. The HOA is not in a position to ensure that the owners water as required. Lollo recommended a vitex tree as an alternative. Mary has concerns about the need to prune vitex trees annually.

The tree trimming behind 805 Sloop Pointe Lane involves not just one limb but the balance of the tree. It was trimmed in 2021 and will be evaluated when Fitness Tree does their bi-annual inspection. Lollo will communicate the Board's decision to the owner.

-Beautification Plan and Update (attached)

The Board reviewed the committee's proposal and cost estimate for landscaping at 10 units identified as needing attention. The first unit is completed and two palm trees were replanted beside the pond. Nancy Brickman moved that the Board approve this plan. Mary Lowrance seconded. Passed.

The Board has an established policy for palm tree requests. If approved, the board pays the first \$100 for the cost of the tree (the cost of other types of trees that are planted in the Keys) and the owner pays the additional costs. Based on this established policy, Lollo should submit a request for payment of \$100 per tree for the palm trees he planted at his expense behind his house at 624 Settlers Lane.

We have not had maintenance done on the palms in the past, although Sam's has done some trimming. Lollo spoke with Fitness Tree who estimated the cost at \$50/tree done once a year. He is going to get an exact count of how many trees we have and the Board will make a decision on this maintenance.

-Sinkhole Projects

-The water tower location alongside Settlers Lane and the live oak that is pondside will be our first priorities. Lollo will first contact the Village Board concerning the water tower location. The live oak is affected by the line that carries overflow from the Dunes pond to our pond.

6. Other

-The Board reviewed a letter written by Ken Richardson requesting police attention to traffic and stop signs on Settlers Lane, including cars, golf carts, skate boards, electric bikes and scooters. The letter was put on the Keys letterhead and it is the hope of the Board that the Village and surrounding communities will endorse this request. Bruce Yergler is following up on this. Bruce recommended the Board form a group with neighboring HOA board members to work on common issues with the town.

-The owner at 641 Sloop Pointe Lane has not responded to repeated requests to have the unit inspected for termites. Discussion will continue at the next meeting on possible legal action.

-Following up on an owner inquiry about draining the pond if there is a threat of units flooding during heavy rainfall, Wayne Van Dyck reported that the Fire Department has no record of ever having pumped water out of our pond. However, they will respond if there is a fire hazard or water is close to electrical boxes. Jimmy Messimer at the Kure Beach Public Works reported that they do not pump ponds during hurricanes. The Keys storm water permit grants the HOA authority to pump the pond.

- Wayne also reported on management companies hired by other HOAs in our area, including Premier Management Company, GO Properties and Network Real Estate. Beachwalk and Sea Watch are nearby communities who use management companies. As HOA responsibilities grow in our aging neighborhood and the Board continues to have difficulty recruiting owners to fill Board positions, we would like to start now to gather information for a possible presentation at our annual meeting in October. Wayne's research included information on scheduling conference calls with these companies to discuss a customized package for our community. Services offered include accounting, landscaping, pond maintenance and property management. Wayne volunteered to continue his research and gather the information we would need to provide to the companies before we meet.

7. Date for next meeting: May 10, 2022 @ 5 pm

Beautification Proposal - Keys HOA

Proposal: Keys Landscape Liaison Team

Expert Input: Sam's Landscaping

Review Time: March 2022

Approved Budget: \$2,000 from February 2022

HOA Review and Final Decision: April 12, 2022

Location	Area	Plant Suggestions	Estimated Plant Cost	Estimated Labor cost	Comment
Intersection SPL/SL	both sides of SPL/SL intersection	2 purple vitex bushes; 7 gallon	2*\$45		
837 SPL	Front	3 double knock-out roses	3*\$20		
833 SPL	Front	1 double knock-out rose	1*\$20		
825-829 SPL	Front	3 encore azalea, 2 camellia, 2 cerise charm, 2 loropetellum	3*\$20 2*\$20 2*\$20		poor area
825 SPL	Front outside door	2 dwarf gardenias	?		
817-821 SPL	Front	drift roses moved from 809	\$0		
809 SPL	Front	Tropical small windmill palm tree, 3 encore azelia	1*\$150 3*\$20		Neska to work with Russ who is willing to take on the cost
614 SPL SPL	Front at side of garage	4 lime hydrangeas	4*\$20		
613-617 SPL	Front	mix of ornamental grass (20 plants)	20*\$13		
617-621 SPL	Front	2 loropetalum regular	2*\$20		May need to rearrange plant bed
630-626 SPL	Front	5 camellia – mixed colors	5*\$25		
633-637 SPL	Front	4 dwarf butterfly, 2 frost gardenia	4*\$15 2*\$15		
645 SPL	Front along the street	3 camellia japonicas + tropical grass	3*\$45		
662 SPL	Front and side of door	3 cerise charms	3*\$25		
805-809 KVV	Front	2 butterfly bushes	2*\$15		
664 SL	Front	2 camellia japonicas	2*\$45		
656 SL	Front	2 hydrangeas nico	2*\$15		

		blue			
610-636 SL	Front	5 frost gardenias	5*\$15		Consider combining with camellias
624 SL	Front	2 cerise charm, 2 camellia shi shi, 2 loropetalum	\$200	\$30	Paid by homeowner - Completed
Pond Area	SL side of gazebo	2 sabal palms	\$681.50	Included in tree price	Restoration of original view. Paid by requester - Completed

Total material cost + plants: \$1,480

Labor: \$500

Total: \$1,980

If we take off \$210 from 809 SPL (3 azaleas and 1 palm) the cost for plants and material is coming down to \$1270