

Keys at Kure Beach Homeowners Association

Agenda

June 21, 2022 5:00 Clubhouse and via Zoom

Board actions since last meeting:

5/16/22 The Board approved a request to replace rear window and pressure wash and paint deck at 664 Settlers Lane. Work to be done by Steve Gifford.

1. Financial Report

Grace McGee/Mary Lowrance

- Profit & Loss Statement and Balance Sheet for May
- Status of HOA dues payments/liens
- Schedule to begin 2023 budget

2. Insurance

**Mary Lowrance/Nancy Brickman
Grace McGee**

- Update for May

3. Pond

Bruce Yergler

- Update on fountain repairs
- Clarification on Ed Wilkinson's concern about drainage routed to pond

4. Architecture

Peter Beardsley

- Siding repair request from owner at 837 Sloop Pointe Lane
- Vent installation request from owner at 642 Sloop Pointe Lane

5. Landscaping

Lollo Eriksson

- Palm tree maintenance- proposal from Fitness Tree
- Sam's Landscaping- Maintenance and special projects
- Gutter cleaning proposal-all homeowners
- Sinkhole plans:
 - Settlers Lane-roadside at water tower
 - Sloop Point Lane – pondside under the big tree
- Update on irrigation work
 - Price increase on covers for backflows
- Estimate on proposed drainage project behind 813, 809, 805 and 801 Sloop Point Lane
- Review of active requests:
 - 664 Settlers Lane – Grading/mulching around the front foundation is high and is covering the front foundation vent. Pull back grading/mulching from foundation.
 - 829 Kure Village Way – Shrub trimming and removal of 2 volunteer palm trees
 - 681 Settlers Lane – No power to irrigation clock
 - 813 Kure Village Way – Remove and replace corrugated flexible piping attached to downspout
 - 645 Sloop Pointe Lane – Need help watering new plants

- 633 and 637 Sloop Pointe Lane – watering needs
- Liz Heubel request - Cleaning of common area behind 829,825,821,817 Sloop Pointe Lane
- 801 Kure Village Way – request to trim trees around pond
- 805 Sloop Pointe Lane –
 - Considerable overgrowth and climbing vines in the back
 - Live oak trimming (limbs hanging over property in back)
 - Grass not growing in back
 - Flood-like conditions during storms in back
 - Oleander and azaleas planted at corner of SPL and AW are dying
 - Entire corner is eyesore and used to be so pretty

6. Rules & Regulations

- Schedule review for updated Rules & Regs written in 2021:
 - Homeowner input (June-July)
 - Update current version (August)
 - HOA discussion/consensus on final draft (September)
 - Present and vote on at Annual Meeting
- Add policy for PODS and dumpsters

7. Other

- Discussion on Kevin McKoy's management company report to the Board via 5/24 email.
- Potential Board nominees for October, 2021

8. Date for next meeting: July 12, 2022 @ 5 pm