

# Keys at Kure Beach Homeowners Association

## Minutes

May 10, 2022 5:00 Clubhouse and via Zoom

**Board Members in attendance:** Bruce Yergler, Mary Lowrance, Nancy Brickman

**Accountant:** Grace McGee

**Owners:** Wayne VanDyck, Ken Richardson

### Board actions since last meeting:

-The 4/12/22 minutes were approved.

#### 1. Financial Report

Grace McGee/Mary Lowrance

-The Board reviewed the Profit & Loss Statement and Balance Sheet for April.

-The Board reviewed the status of HOA dues payments/liens.

#### 2. Insurance

Mary Lowrance/Nancy Brickman

Grace McGee

-Nine owners with April property and wind and hail renewals have not sent updated information to the office. They will all receive first notices. There are also renewals for earlier in 2022 that need follow-up. Owners are required to provide copies of their policies every year to the HOA office. The office to follow-up with one of these owners.

#### 3. Pond

Bruce Yergler

- On May 1, 2022, two officers from the NC Wildlife Resources Commission were able to remove the fish hook (and bobber attached) from the alligator's mouth. He (or she) was returned to the pond and we will not receive permission to remove him unless he is deemed a danger to residents.

-All pond equipment is currently working! There were two pond incidents. The first was the vandalism to the fountain and the second when it was determined that either turtles or the alligator (or both) had chewed the electrical wiring. It now has a protective covering to prevent damage. There is also a padlock on the pump house. Ken Richardson and the office have access keys.

-Bruce sent out two notifications concerning wildlife. In addition to emphasizing that no one feed wildlife, a clarification went out that it is legal to harass the Canada Geese since they are protected but very destructive to our community,

#### 4. Architecture

Peter Beardsley

-The Board reviewed and approved a request to remove and cap the ridge vent on the roof at 632 Settlers Lane. The owner will also install a gable vent with an attic fan and a dome fan in the garage roof. Peter Beardsley will give final approval.

#### 5. Landscaping

Lollo Eriksson

### Beautification and Planting Update:

All targeted units listed for plant enhancements have been done. A great group of Keys Liaisons (Catherine Blankenship, Kathy Axe, Susann Ebberts, Wayne VanDyck) provided guidance and leadership to Sam's Landscaping making sure the right combination and number of plants were allocated to each unit. Colorful perennials will be added in between the bushes next week to make sure we get nice looking gardens. The cost for labor and plants are within the allocated budget. Homeowners have been asked upfront to water the plants to make sure they get a chance to settle in nicely. The liaison team is helping to water some areas.

### **Irrigation System Turned on:**

The irrigation system was turned on by the very last days of April. The following communication was distributed to the community by YiFenn on May 2:

*"This is to let you know that the irrigation system is now on with all controllers for units around the pond set to come on Tuesday, Thursday, and Saturday between 5 AM to 9 AM for the latest clock to come off. Similarly, with respect to the outer circle the clocks are set for Monday, Wednesday and Friday with the same start and end time as for the inner circle. Any questions please contact the [Keys administration office](#)."*

### **Irrigation Breaker Issue:**

Lollo consulted with Malin Irrigation and Ocean Electric and both advised against moving the breakers to the outside of garages mainly due to cost and scope of work. It is very seldom that accessing a breaker inside a garage is a problem. When that issue occurs, we will deal with it on a case by case basis.

### **Irrigation Project Work Update:**

- Status on back flow installation
  - *10 installed and 12-14 still in the works. 5 backflows in stock and 5 delayed in shipping (ordered one month ago)*
- Status on covers
  - *Covers ordered 2 months ago. Not yet arrived and none installed as of to date. Cover should not be installed until all backflows are in place and the system has been blown-out and each unit diagnostic have been done.*
- Backflow at main entry of water into the system from the town at the intersection of SPL and **KVW**
  - *New essential backflow not yet installed*
- Diagnostic test for each unit
  - *Planned but not initiated*
- System Blow-Out
  - *Can only be done when all backflows are installed*
- Type of work scheduled for May
- In my last communication with Mike today Sunday May 8, I expressed the need for prioritization of the Key's work and demanded that all backflows, covers, system blow-out and diagnostic test will be completed before June 30 with steady visible progress in the month of May which he agreed to. A meeting with me is planned for the week of May 16 to make sure plans are progressing.

### **Communication to the Community regarding the repair of the Irrigation system:**

Communication drafted and sent to YiFenn for distribution that homeowners keep an eye on the repair and updated system and irrigation heads to makes sure it works properly and that we report any dysfunctions to

the Key's Admin Office (Grace and Kim) who will forward to the Landscaping head Lollo Eriksson for further action.

### **Backside of SPL 801, 805, 809, 813;**

We have done several visits to the area during the last month. I have been there myself; together with Russ Timmons; together with Catherine; together with Catherine and Neska; together with Kathy; together with Wayne and Mike from Fitness Tree. The following conclusions and proposals are put forward in this communication:

Live Oaks trimmed in 2019 and 2021. As per the Fitness Tree expert and agreement from the Key's Landscape Liaison Team, no further trimming necessary at this time. However, at the next appearance by Fitness Tree in the area (probably around end of June) we will have them take a look at one branch with dense leaves which drops leaves onto the decks and could let more sun pass through if we did some careful trimming. I put this forward as a proposal and together with Wayne guide Fitness Tree when they are back. Cost wise this is a small sum of money. My best estimate would be max \$200-300. Please note the approved funding for the ground work will not proceed this year until we have agreed on the drainage project (see below).

The approved project and funding for grass work have been reevaluated. Before we do any additional work on the ground, we need to handle the "river like conditions" that appear during heavy raining. A root cause to the challenge of growing grass is that heavy water flow is causing erosion in the back of the units. The Board asked Lollo to get an estimate from Tim King at Rainstorm Solutions for repairs similar to what we did on the other end of this SPL back area, which seem to have worked very well both with respect to the water drain itself but also the regrowth of grass on the ground.

Wayne has been taking care of the vines, which was another request from the homeowners, by cutting them loose from the ground. Hopefully, this will slow the overgrowth of unwanted vegetation. We are still evaluating if we can work together with Sam's landscaping to do some additional clearing on the border line between the Keys area and the next HOA area.

### **Geese Droppings:**

Fecal remains in the area continue to be a big problem as well as the damage caused by the birds to the grass area particularly around the pond. Gentle harassment as per a previous and separate communication is encouraged by the Board. From a landscaping perspective we are proposing (thanks to Debra Hutchings) to get the Liaison team plus volunteers together to see if it is possible to pick up the visible part of the droppings and clean up the areas. Rubber gloves and rakes will be provided. Date and time TBD.

The Board was concerned about the safety of volunteers cleaning up geese droppings. Discussion will be continuing.

## **Special Requests:**

664 SL requested that shrubs adjacent to the back deck be trimmed to below the deck. Shrubs on the side need further trimming as well. Kathy Axe from the Landscape Liaison team has inspected the areas and agrees we need to follow through on the request. Lollo Eriksson to formally talk to Neska and assign the work to the Sam's Landscaping team to be done on Wednesday May 11.

## **Palm Tree Maintenance Proposal from Fitness Tree:**

Palm trees in the area have not been taken care of for a long time. Many trees are not looking healthy anymore. Michael Connaughton from Fitness Tree, Wayne VanDyck and Lollo Eriksson conducted an inspection and counted the trees in the Keys area as well as in the Village area. The cost for a maintenance program once per year is \$50 per tree which in comparison to 3 other landscaping services consulted over the phone appear to be a very competitive price. Most other services quoted \$100-200 per tree for the same size of the trees. We have 52 PINDO and SABAL palm trees in the area. The proposal shows an annual cost for maintaining the trees of \$ 2,600 for the Key's area. Lollo will share the estimate with the Village which has an additional 31 palm trees also in need of maintenance. The cost for the Village amounts \$ 1,550. If accepted by the Village, we can coordinate the maintenance of all trees in the end of June once per year. I propose we approve this cost for 2022 and that we include the cost as a line item in the 2023 budget proposal.

The Board did not take a vote on this. Village volunteers have started maintenance on palm trees in their common areas, so it appears the contract would be only for the Keys.

## **6. Rules & Regulations**

- The Board will schedule a review in July for the updated Rules & Regs (written in 2021).

- The Village Covenants are written so that any owners who are in arrears with dues to the Village are not given parking passes and pool keys until dues are paid. Since these documents are currently being reviewed, there was a question about whether owners with Keys dues in arrears could receive the same consequences. A Board member will contact the Village Board to discuss the matter.

## **7. Other**

- The office will contact the one owner who has not had a garage termite inspection. This is mandatory for keeping the termite bond in place.

- Wayne VanDyck reported to the Board on his continued research on Management Companies. He recommended we begin with Network Realty, who have managed Beach Walk for approximately 15 years and were also recommended by Cypress Island. Wayne also developed limited facts on three other HOA's who use Management Companies, but after discussion, the Board requested that Wayne follow through with more detailed information from Network Realty. He will get a list of services offered from them and then the Board will meet to decide on areas where we want them to take responsibility. All final decisions will still go through the Keys Board. The plan is to keep our office staff in place and to coordinate all details with the Village Board.

## **8. Date for next meeting: June 21, 2022 @ 5 pm**