

Keys at Kure Beach Homeowners Association

Minutes

July 12, 2022 5:00 Clubhouse and via Zoom

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

Accountant: Grace McGee

Owners: Kathy Axe, Mark Bennett

Board actions since last meeting:

6/28/2022 The Board approved a request from the owner at 605 Sloop Pointe Lane to replace the current deck matching the current footprint and color. Work will be done by Steve Gifford.

6/30/2022 The Board approved an Architectural Change Request from the owner at 616 Settlers Lane for an additional second story window to be installed by Focus Builders.

6/19/2022 Minutes from 6/21/2022 approved and published.

1. Financial Report

Grace McGee/Mary Lowrance

-The Board reviewed the Profit & Loss and Balance Sheets through June.

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

-Grace and Mary will start work on proposed 2023 budget.

2. Insurance

Grace McGee/Nancy Brickman

-There is a concern that at this date there are 15 owners who have not submitted updated property and Wind and Hail coverage.

-A fine of \$50/month will be issued for owners who do not respond to reminders to provide proof of coverage.

3. Pond

Bruce Yergler

-The fountain is running at this time. The office received a renewal contract (due 8/1/22) from Retention Pond Services that increases the cost for the Keys by \$540. Both Grace and Bruce are trying to contact another company, Dragonfly, that services retention ponds but there has been no response at this date. Grace is compiling a list of the monthly requirements for maintaining a retention pond. RPS has not increased their rates for the last 10 years.

4. Architecture

Peter Beardsley

-A request was submitted today for a deck expansion with other modifications at 818 Sloop Pointe Lane. The application is very detailed so Grace will scan and email to Board members to review and discuss.

5. Landscaping

Lollo Eriksson

Palm Tree Maintenance

-Lollo reported that the reviews for palm tree pruning were generally positive, but there are different philosophies on maintenance. He discussed the details with a representative from Fitness Tree and will also

contact two residents who had concerns about the work done. There had been no maintenance for several years.

Lawn treatment proposals

-The Board has been discussing and getting estimates for a test area for grass and yard maintenance on front yards on Sloop Pointe Lane between Anchor Way and Settlers Lane. The Board is checking to see if this includes treating surrounding areas for crickets and grubs so that they don't invade the test areas. Bruce moved we accept the \$1,470 bid, which includes seven lawn treatments, from TruGreen for this test area. Mary seconded the motion noting that we must stay under the \$2900. Passed.

Sinkhole Plans

-At this time, the Board has had no response from the Village concerning a cooperative approach to the town on the sinkhole roadside on Settlers Lane at the water tower. Bruce contacted Jeff Martin on 6/30. The Board hopes to determine a more permanent approach to correcting this problem, as the dirt and gravel fill used by the town is washing into the pond and dredging would be very expensive.

-There is also a large sinkhole pond side under the live oak behind Sloop Pointe Lane which poses a significant safety hazard. The Board has an estimate from earlier this year for work needed, but the solution proposed was not what was discussed with Rainstorm Solutions at the site visit. The Board feels some urgency to clarify the correct way to deal with this sinkhole and the total cost. Lollo will follow up with Rainstorm Solutions to better understand why the original proposed solution (which included replacing the aged pipes) was not needed to complete a longterm solution.

-The sinkhole between 632-636 Settlers is also on the priority list.

Storm water Mitigation

-The project behind 813, 809, 805 and 801 Sloop Pointe Lane has been completed. The area behind the houses was filled, seeded and covered with straw and is being watered.

-Larger stones were added to an area at the pond's edge to prevent further erosion.

-One concern was reported in the area of the first work done at the other end of Sloop Pointe and a connection to the downspout was corrected.

Irrigation

-All but five backflow valves have been installed and the blowouts are completed. Twenty-two backflow covers were installed and another five must be purchased and installed. The estimated cost for the final five covers plus installation is \$1470. Some may need to be relocated to fit into the covers.

-The estimate for the 2023 budget is \$8,000-\$15,000 for maintaining our system.

-The estimate for a new irrigation system around the pond in 2023 area is \$4,000-\$8,000.

Liaison responsibilities/support during July and August

-Kathy Axe and Susann Ebberts are the landscaping contacts. No special projects are planned in July/August.

-Susann is our contact with Mike Malin (irrigation).

-Wayne is the contact for TruGreen and grass concerns.

6. Rules & Regulations

-Schedule review for updated Rules & Regs written in 2021:

-Nancy will prepare a communication to send to all owners asking for input on the R&R and any suggested changes.

-The Board will update our current version (August)

-HOA discussion/consensus on final draft (September)

-Review, discuss and vote at Annual Meeting

7. Other

-Discussion on Kevin McKoy's management company, Network Realty, (report to the Board via 5/24 email) was postponed because Wayne VanDyck was unable to attend this meeting. The Board will schedule an additional Zoom meeting with him ASAP for this discussion.

-A communication will go out asking for volunteers for Board positions for the election at the Annual Meeting.

Currently: Bruce Yergler serving as appointee until Annual Meeting

Mary Lowrance finishing second year of 3 year term, and is submitting her resignation effective 10/2/22.

Nancy Brickman is finishing the second year of her 3 year term.

Lollo Eriksson is finishing the first year of his 3 year term.

There will be three open positions in October.

8. Date for next meeting: August 9, 2022 @ 5 pm