

Keys at Kure Beach Homeowners Association

Minutes

July 28, 2022 5:00 via Zoom

Board members present: Bruce Yergler, Mary Lowrance, Nancy Brickman
Owner: Wayne Vandyck

The purpose of this meeting is to review and discuss information on property management companies gathered by Wayne Van Dyck at the Board's request. Our goal in this project is to understand and evaluate the benefits of having a property manager (PM). Could having a PM relieve some of the time consuming and stressful duties of serving as a Keys board member? If so, what would it cost? This year we've only had three of the five board positions filled. Only one person applied for the two openings last year. For 2023 we will need to fill three of the five positions. If we had a PM, would more owners be willing to serve on our board? What if we decreased the term of Keys board members to two years instead of the current three? Would that stimulate more interest in serving?

Wayne contacted four property management companies and provided each with a list of proposed duties. The main thrust of these is to shift board member work hours and stresses to the PM. We would still be the decision makers but the day to day work would be the PMs. Grace and Kim's duties would be modified somewhat to fit with the new arrangement but their financial, accounting, and fiscal management duties would remain essentially the same.

In looking at the results of Wayne's findings we learned that some companies are only willing to work for an HOA if they take over ALL of the day to day duties of neighborhood management. These companies are unwilling to offer a service package that does not include their performing all accounting, budgeting and administrative duties. They still provided a quote for being The Keys PM, and while we don't intend to use them, this information does provide some good insight about costs.

Of the four companies only two can potentially meet our needs: Network Realty and GO Properties. Network comes highly recommended by Beach Walk who has used them for several years. They have been in property management for thirty years and manage many communities on the Island. GO Properties comes highly recommended by Seawatch. They manage 76 HOAs and have been in business 20 years. We will need to follow up with them and schedule some time to review in more detail exactly how this could work for our community.

While we do have further work and study to do on this project the preliminary numbers show that the cost will be under \$8500 per year. With 92 property owners this works out to less than \$100 each. We won't know whether or how much this would increase dues until we complete the entire budget.

Wayne noted that there are other property management companies in the Wilmington area; some are part of larger regional service providers. While we are not as enthusiastic about these, he will contact three-four of them just to inquire as to whether they are willing to offer a service package curtailed to meet our limited needs. If so we will obtain a quote from them.

The Board feels there must be a community vote on this change and a memo will be sent ASAP to tell owners that this change is under review. In the meantime we will be interviewing the candidates and completing our due diligence with the goal of implementing in 2023.

Bruce Yergler will not run for a Board position in the coming election, which means there will be three vacancies. There was discussion on changing the current three year terms to two year terms, but this requires a community vote to amend the Bylaws.