

Keys at Kure Beach Homeowners Association

Minutes

August 9, 2022 5:00 Clubhouse and via Zoom

- Board members in attendance: Bruce Yergler, Mary Lowrance, Nancy Brickman
- Accountant: Grace McGee
- Owners: Mark Bennett, Kathy Axe, Brandon Dirks, Wayne VanDyck

Board actions since last meeting:

7/24/22 The minutes from July 13, 2022 were approved and posted on our web site.

7/25/22 The Board approved installation of permanently installed anchors for hurricane shutters on new windows at 652 Settlers Lane.

7/27/22 The Board voted to award Dragonfly Pond Works the annual contract for maintaining our retention pond. The cost is \$2,632 for maintenance, including maintaining vegetation control, and monthly inspections which will also be filed with the town of Kure Beach.

8/4/22 The Board approved an Exterior Change Request for windows at 833 Kure Village Way. Work will be done by Steve Gifford.

8/8/22 The Board approved the purchase of a desktop computer for use in the office. The cost will be split between the two HOAs and will be approximately \$250 each.

1. Financial Report

Grace McGee/Mary Lowrance

- The Profit & Loss Comparison Statement and Balance Sheet for June were distributed and discussed.
- Discussion focused on a draft of the 2023 budget prepared by Mary Lowrance, Grace McGee and Kim Gargiulo.

2. Insurance

Grace McGee/Nancy Brickman

- The task of keeping up with owners who do not submit proof of current property and wind and hail coverage has become so time consuming that the Board is recommending we return to hiring an insurance secretary with a salary of \$50/month.

3. Pond

Bruce Yergler

- Dragonfly Pond Works will be sending monthly reports to the Keys with copies to the town of Kure Beach. Bruce feels irrigation from the pond is not a good option as we have seen the water level drop this summer when there was little rain. Also, chemicals will be added to control algae and weeds. Refurbishing the irrigation system around the pond is in the budget for 2023 but it is unclear what cost and equipment will be involved to switch to town water. Bruce will follow up with Lollo.

4. Architecture

Peter Beardsley

-No current requests

5. Landscaping

Lollo Eriksson

General

During the month of July we have continued the regular landscaping maintenance without any special projects. Landscaping liaison representatives have followed up on requests from the community regarding deteriorating Camelias in a few plant beds (corner of SPL and KVW). The main reason for the deterioration is that some plants simply get too much sun and not enough water. As a result, a few plants were trimmed and reshaped and the dead plants were removed. We are considering replacing the Camelias at some of these locations with purple fountain grasses which are easier to grow, appropriately sized and very attractive. Removed plants will not be replaced until early spring 2023. Since the dead plants were new, we are checking to see if there is any warranty that Sam's Landscaping offers.

Landscape liaison representatives have identified a need to trim the bottoms of the Vitex plants at the corner of SPL and SL so they start looking like trees instead of bushes. This will be done in the month of August.

Some ornamental grasses were removed by the Landscaping Liaisons in the corner of SPL and AW. Plants will also be replaced during spring 2023.

We have gotten some requests to remove debris from the back of the houses when homeowners do their own trimming and pruning. The Board wants to remind all residents and homeowners that they should bring such debris/trimmings to the front of the house to facilitate pick up by Sam's Landscaping when they arrive for weekly maintenance. We recommend putting the trimmings in a plastic or paper bag to make it easy and quick to remove.

Tree Service

There were no tree service activities in the area during the month of July.

Rainstorm Solutions

No rainstorm or drainage projects were done in the area during the month of July except for a minor repair at 821 SPL where the downspout pipe had disconnected from the new underground PVC pipe. The Rainstorm Solution company responded promptly and fixed the problem.

Acting Keys president, Bruce Yergler, sent an official letter to Jeff Martin, president of the Village Board, asking for support and collaboration to jointly approach the Mayor and Public Works to discuss a plan to address the problems with the sinkholes. Ken Richardson will assist in setting up the meeting.

Also, the Board discussed removing the live oak near the pond that currently has a large sinkhole. Removing the tree would stop root growth and keep the sinkhole from growing larger. We would still need to fill in the hole and make repairs in the area. Bruce is contacting the town to find out who to contact to get permission to remove a live oak.

Lawn Treatment and Maintenance

Lollo's report included two proposals for continuing or expanding the TruGreen test area (southern end of SPL, front yards only, both sides of the street beginning on the western end at Settlers Lane intersection and ending at the Anchor Way intersection). In July, the Board contracted with TruGreen to conduct their standard 7 treatment lawn care package in the test area. The treatment formulas are based on scientifically designed and tested to use on lawns in warm climates. The treatment formulas vary from application to application, with some including weed killers and fertilizer, some including pre-emergent weed killers and not fertilizer, some with insecticides, etc. There are also two more expensive insect applications, one that kills grubs and another that kills fire ants, mole crickets and other insects. The cost of the test area program is \$1470 and includes the two special insect applications, with \$729 in 2022 and the balance of \$741 in 2023.

After discussion, the Board recommend we delay for year a Keys-wide proposal until we have more time to gather proof that this works.

Irrigation Infrastructure & Maintenance

The work with the irrigation infrastructure, repair and maintenance continues as planned. All back-flow covers except 5 were installed during the month of July. We are still waiting for the additional covers to arrive. After all the backflow covers had been installed, they will be adjusted and positioned. However, this does not have to happen in 2022.

During the month of July a number of smaller repairs-both planned and newly reported by homeowners- have been completed. Additional repairs will be done during the month of August. Except for some smaller issues there are a few bigger valve issues that need to be addressed. Remaining repairs include replacing heads, changing nozzles, replacing solenoids and replacing a valve. Once these have been completed, we will then switch into a maintenance mode and keep the system in good functional shape by performing maintenance and repairs and they are reported.

The Board had questions about the process of winterization, the cost and what is involved. It is currently scheduled for November. They also felt they could find volunteers to replace damaged sprinkler heads instead of spending \$6000 for cement donuts to replace existing heads.

6. The remaining business on the agenda as well as continued work on the budget continue at a meeting scheduled for **Monday, August 15 at 5 PM.**