

# Keys at Kure Beach Homeowners Association

## Minutes

**September 13, 2022 5:00 Clubhouse and via Zoom**

### **Actions taken since last meeting:**

8/17/22 Minutes approved for 8/15/22 meeting.

8/21/22 The Board approved adding \$150 to the HOA budget for purchasing Quickbook Pro software for the computer recently purchased for the office if updating becomes necessary.

8/26/22 The Board accepted an offer from Canady to extend our current bond for two additional years with the same inspection fee (\$5,520) and all warranties. A new contract would go into effect in 2025.

8/29/22 The Board approved a motion to hire a Property Management Company at a cost of \$8280.00 annually, pending contract approval.

9/12/22 The Board approved a request for gutter extensions at 817 Sloop Pointe Lane.

### **1. Financial Report**

**Grace McGee/Mary Lowrance**

- The Board reviewed the Profit & Loss Statement and Balance Sheet through August, 2022
- The Board reviewed the status of HOA dues payments/liens.

### **2. Insurance**

**Grace McGee/Nancy Brickman**

-There are seven owners who have not turned in updated insurance declarations. Two of those owners are missing Wind and Hail policies.

### **3. Pond**

**Bruce Yergler**

-We have received our first monthly report from Dragonfly Pond Works. The larger alligator has reportedly left our pond and moved to the river.

### **4. Architecture**

**Peter Beardsley**

-An exterior change request for 554 Anchor Way is pending. Peter is checking details before making a recommendation to the Board.

### **5. Landscaping**

**Lollo Eriksson**

#### **-Irrigation**

There were miscellaneous small requests for repair and one bigger valve job in the month of August. There are no jobs planned for September. There is no current authorization to spend additional funds from the budget.

### **-Lawn Care**

TruGreen started application in the “test area” on Sloope Point Lane between Settlers Lane and Anchor way in July. The program will be extended to the front lawns of all Keys homes beginning in September. Lollo is meeting with the representative this week to get the starting date.

### **-Landscaping**

The regular maintenance program was conducted during the month of August. Starting this month (September 2022) the regular maintenance program will be combined with special projects every second week.

A request was received from 805 Sloop Pointe Lane to remove and replace a distressed Dogwood due to lack of water and too much sun in the front of the property. The homeowner wants to get further help with the grass which is not growing as expected in the back of the property after the drainage project was completed. Lollo will address this with TruGreen as their assessment was that only St. Augustine grass will grow in that area. The vines behind this property were removed by a volunteer and have started to grow again.

Two Dogwoods at 644 Settlers Lane are in distress with brown leaves due to lack of water and too much sun.

Kathy Axe and Lollo will meet this week with Sam’s to have oleanders trimmed on Settler’s Lane.

### **-Sinkholes**

The Board has voted to go ahead in 2022 with repair of three top priority sinkholes located beside the water tower, Live Oak at southern end of the pond and at the side of 632 Settlers Lane. All three sinkholes need new evaluations and estimates from Rainstorm Solutions.

*Water Tower Sinkhole:* Ken Richardson and Jeff Martin (president of the Village HOA) are meeting with Jim Mesimer, the head of Public works for the town of Kure Beach on Friday morning 9:00 A.M. September 30 by the water tower sink hole. Bruce Yergler will be in attendance as well. We propose that that Ken and Jeff work with the city on this project. Since the meeting was arranged, Public Works has again dumped more dirt in the sinkhole. This washes into the pond and is creating a dredging concern.

*Live Oak sinkhole:* We are evaluating the need to cut down the large Live Oak tree as a mean of stopping the roots from further damaging the drainage tile before initiating repair of the sinkhole. The Board needs to discuss the best way to involve the neighboring HOA before initiating any repair activity. If it is decided to cut down the Live Oak tree a permit from the town is required for a cost of \$25.

*Sinkhole between 632 and 636 Settlers Lane:* Repairs require a new evaluation and estimate by Rainstorm Solutions and any other company recommended by the property management company if a contract is in place.

## **-Tree Service**

There was no tree service during the month of August. A new request has been received from 649 Settlers Lane to trim branches of the tree in the back away from the building.

The owner is removing aging dogwood trees behind 632 Settlers Lane and will come back to the Board to replace the trees.

There are two more dogwoods at 624 Settlers that will be transplanted.

## **-Storm Water Mitigation**

There is possible sludge in the newly installed PVS pipe connected to the downspout in the back of 817 Sloop Pointe Lane causing overflow, pooling and slower draining of water during stormy conditions. This need to be looked into by Rainstorm Solutions.

## **6. Other**

-Termite Inspection notices will be posted on units on Wednesday, September 28. A reminder will go out by email urging owners to think about traveling plans in order to be present for the inspection on Friday, September 30.

## **7. Final details on preparation for the Annual Meeting**

-The packet will be sent out by email on Friday, September 16, 2022. Ballots will be sent by a separate email. The agenda at the Annual Meeting will follow the order of the packet.

-Property management contract negotiations are continuing with the assistance of Wayne VanDyck. The Board plans on having a signed agreement by the Annual Meeting and will be presenting details and answering questions then.

-The Board agreed to contact our attorney, Charles Meier, to get legal advice concerning the number of Directors on our Board. Our Covenants state we are required to have three to five Directors, but we have no volunteers at this date and are unsure of how to proceed.

## **8. Date for next meeting: Annual Meeting/Saturday, October 1, 2022, 10:30 AM**