

The Keys at Kure Beach

Annual Meeting Minutes

October 1, 2022

Board members present: Nancy Brickman, Lollo Eriksson, Bruce Yergler, Mary Lowrance (via phone)

Office Staff: Grace McGee, Kim Gargiulo,
Twenty Keys owners in attendance.

Opening/Announcements

Bruce Yergler, acting president, called the meeting to order at 10 AM. He moved that the minutes from the Annual Meeting held on October 2, 2021 be approved. Seconded by Nancy Brickman. Passed.

Bruce announced that we have a quorum. Thirty-seven votes constitute a quorum and there were 47 votes by electronic ballot. The budget passed and the new Rules & Regulations were adopted with two votes against each.

Bruce acknowledged all those who volunteered to help with community projects this past year.

Bruce announced that due to the heavy rains yesterday Canady & Sons Exterminators postponed this year's annual termite inspection to Friday, October 28, 2022.

Ed Wilkinson thanked the Board members who put together the packet that went out to all owners for the Annual Meeting. Mary Lowrance headed up that effort, consulting with Grace McGee on the budget and incorporating reports from each Board member. The information gave a very thorough picture of our finances and the work that has been done in the last year.

Property Management

Bruce introduced Kim Hampton from Network Real Estate, Inc., the property management company the Board hired to manage the Keys starting on November 1, 2022. Bruce thanked Wayne VanDyke, who spent many hours contacting and interviewing property management companies in New Hanover County. After speaking with nine companies, Bruce, Nancy and Wayne sat down with Kevin McKoy, who will work with our community, to review details in their contract. Wayne noted that our goal is to save money on contracts and vendors using the expertise and experience of Network. Our contract is unique because we will continue to use our own office staff and maintain our own website. A welcome letter will go out soon from Network to all owners and starting on November 1, they will be the first contact for owners for any matters that do not involve finances. There will be a contact on our website (keyshoa.com) for Network.

Budget/Finance (Attached)

Grace McGee reviewed the budget for 2023, which includes projected year-end numbers for 2022. There will be a \$25 quarterly increase in dues and another \$25 quarterly dues increase projected for 2025. The budget includes \$5000 for storm clean up. If that money is not spent, it will go into the

reserve fund. This year \$50,000 from the reserve fund was used to: upgrade the irrigation system, address areas that have been experiencing flooding problems and elevate / aerate 24 trees and remove four dead trees.

Nomination/Election of New Board Members

Frank Watkins was elected by electronic ballot and introduced himself to members in attendance.

Our Covenants require three to five members on the Board of Directors. Bruce opened the floor to nominations. Eve MacCurry volunteered to run for an open position and Nancy Brickman nominated Russell Timmons, who was not in attendance but had agreed to be nominated. Wayne VanDyck seconded. Both candidates introduced themselves and paper ballots were passed out to all attendees. Ed Wilkinson moved nominations be closed. Kathy Axe seconded.

Landscaping

Lollo Eriksson thanked the volunteers who assisted with landscaping duties and served on the Landscaping Liaison Committee whose mission was to understand and meet the needs of our community.

The committee, also charged with beautification, walked through every yard and talked to owners. They put together a plan and looked at funding. Some new plants didn't survive because our irrigation system needed repairs. This process will be repeated next year.

The priorities for 2023 will be:

1. Lawn care
2. Sinkholes
3. Continued maintenance of irrigation system

Malin Irrigation has worked well with our community to repair or replace clocks, wiring, pipes, valves and solenoids.

Rainstorm Solutions has worked to ease flooding conditions behind several units on Sloop Pointe Lane and the fourplex at the corner of Settlers Lane and Sloop Pointe Lane.

Fitness Tree submitted the lowest bid to trim the 52 palm trees in the Keys. Lollo will get more input before the next pruning.

Lollo and Wayne have worked with TruGreen to address the poor conditions of the lawns. A test area was started on Sloop Pointe followed by a September treatment of all front lawns in the Keys.

A meeting with the Kure Beach mayor, a representative from Public Works, a representative from the Village, Ken Richardson and Bruce Yergler was cancelled on 9/30/22 because of the hurricane and will be rescheduled. One large sinkhole is located on town property near the water tower on Settlers Lane.

The repeated dumping of sand and dirt into the hole has caused much of the sediment to wash into the pond which will eventually require the HOA to dredge the pond. We would like to discuss a more permanent solution for this sinkhole. Ed Wilkinson also suggested discussing the storm water pipe repairs at the intersection of Kure Village Way and Settlers Lane where the town did not put in a liner during repairs.

Pond

Bruce reported that our new company, Dragonfly Pond Maintenance, is working on getting rid of vegetation in the pond. They are sending monthly reports to the office and to the town and will continue to monitor the pump and fountain.

Architectural Review

Peter Beardsley, who has been reviewing all submissions for exterior changes, reminded owners to look at the guidelines and forms on our website. The goal is to maintain consistency. He also reminded everyone that the Board has no authority over interior changes. The most common requests are for window replacements, deck replacements and expansions, enclosing back porches and replacing garage doors.

Results of voting:

Eve MacCurry and Russ Timmons were elected to three year terms on the Board of Directors.

Mary Lowrance submitted her resignation effective October 1, 2022.

Kathy Axe moved the meeting be adjourned at 11:35 AM.