

The Keys at Kure Beach HOA Minutes

October 11, 2022

5:00 PM Clubhouse and Zoom

Board members present: Lollo Eriksson, Russ Timmons, Eve MacCurry, Nancy Brickman, Frank Watkins

Office Staff: Kim Gargiulo

Owners: Ken Richardson, Mark Bennett, Sharon Faye

Board actions since last meeting:

10/10/22 The Board approved an Exterior Change Request from the owner of 554 Anchor Way to expand the deck and install a generator.

1. Financial Report

Kim Gargiulo

-The Board reviewed the Profit & Loss Statement and Balance Sheet through October, 2022, prepared by Grace McGee. Kim highlighted check details and reviewed the status of HOA dues and fines. There are six owners who have exceeded or are approaching lien status. Current quarterly dues are due by October 31.

2. Board Positions

-After discussion, the following positions and areas of responsibility were decided for the following year:

President/Architecture: Russell Timmons

Vice President/Liaison to Network Realty: Nancy Brickman

Secretary: Eve MacCurry

Treasurer/Pond: Frank Watkins

Landscaping: Lollo Eriksson

3. Property Management

-Wayne VanDyck has volunteered to continue as the Network liaison through December. Our contract begins on November 1, 2022, and Kevin McKoy will be our Property Manager. We will work out how Network reports to the Board for monthly meetings. Wayne met with Kevin and the office staff to begin the process.

4. Insurance

Nancy Brickman

-There are currently ten owners who have not provided insurance updates to the office. Two are currently being fined. Network will be putting their procedures in place beginning November 1.

5. Architecture

There are no new requests. Network will be handling these starting on November 1.

6. Landscaping

Lollo Eriksson

-Storm Water Mitigation

There is one issue at 817 Sloop Pointe Lane where one 90 degree downspout may need to be replaced. Lollo is waiting to hear from Tim King to decide on the final solution.

-Irrigation

There are two current issues: 566 Anchor Way and 624 Settlers Lane.

-Landscaping

The owner of 632 Settlers Lane removed a dogwood and work has been completed at 550 Anchor Way. Lollo is working with Kathy Axe to move a tree located at 805 Sloop Pointe Lane. Lollo is looking at ways to get grass to grow in the shaded area behind 809-813 Sloop Pointe Lane. Russ volunteered to provide the labor and water this area after grass seed is planted. Lollo will get Board approval to purchase the seed, topsoil and straw for this area. The Board will be notified by email to approve the cost.

7. Sinkholes/Pond

Ken Richardson addressed the need to work with the Village Board and the town of Kure Beach to repair the water tower sinkhole. In 2018, the town of Kure Beach dredged our pond and Retention Pond Services (our contractor at the time) predicted it would cost \$65,000 if we had to pay to have it done. Sediment is building up in two main areas at the south end of the pond. The cause is debris the town is putting in the sinkhole at the water tower on Settlers Lane and there is also a break in the stormwater pipe at Anchor and Sloop Pointe Lane. Currently, the Keys and Village (who pay 40% of pond costs) would like to explore ways to have the pond brought back to its previous condition. A meeting originally scheduled for September was postponed because of the hurricane.

Ken wrote a letter to David Hagler, town commissioner, Jimmy Mesimer, head of Public Works and Craig Bloszinky, Mayor, and is checking to see if they have received that communication as it was left in mail slots at Town Hall. Mark Bennett suggested remailing the letter with receipt on delivery before rescheduling the meeting in November. Ken and Lollo plan to go in person to Town Hall to check on this.

Another pending issue is that the Dunes community adjoining the Keys has deeded access to our pond and should be required to pay an annual amount for this. Previous attempts to enforce this have not been successful and it may be time to re-engage our attorney. We also provide a service to the town because there is an overflow pipe from the water tower to our pond.

8. Other

-Termite Inspection rescheduled for October 28. Email reminders will be sent to residents.

9. Date for next meeting: November 7, 2022 10 AM at the Clubhouse and on Zoom