

Keys at Kure Beach Homeowner's Association Minutes

January 10, 2023

5:00 PM

Clubhouse and via Zoom

Board Members Present: Russ Timmons, Nancy Brickman, Lollo Erickson, Frank Watkins, Eve MacCurry

Office Staff: Grace McGee, Kim Garguilo

Owners: Pat and Deb Brennan, Tom King, Wayne VanDyck

Board actions taken since the last meeting:

- The Board approved the minutes for 12/05/22

Russ called the meeting to order.

1. Financial Report

Grace McGee went over the financial report for December, 2022. The first item is the check detail for the month. Most of the checks were for routine, normal monthly expenses. The unusual checks payments were: \$2433.26 to Malin Irrigation to reposition valves to allow 11 donut covers to fit; the first payment of \$690.00 to Network Realty Management; \$192.00 to Dragonfly Pond Maintenance for fountain preventive maintenance. This will occur every six months.

Grace next reviewed the 2022 Jan.-Dec. P&L. Grace discussed the differences between the projected budget that was presented to owners at the 2022 Annual Meeting and the actual expenses. Actual expenses came in under the projected budget.

The last item on the Financial Report that Grace discussed were the outstanding dues which included only three owners. Grace reported she believes the payments will be forthcoming.

2. Insurance

Nancy is checking with Kevin concerning non-current homeowners insurance policies.

Pat Brennan raised the issue that insurance policies for wind and hail had risen dramatically in cost over the past year. He asked the Board if an exploration could be made to see if it was possible to get one insurance company to offer insurance to the entire development for a reduced rate. Board members agreed that rates have been rising. Pat said that he would explore options. The Board agreed.

3. Pond

Dragonfly Pond Maintenance was able to do a routine inspection of the fountain.

Rainstorm Solutions submitted an estimate for removing sediment from the pond in the amount of \$7,471. The cost for this remediation would be shared among The Keys HOA, the

Village HOA and Kure Dunes HOA. He will setup a meeting with the Town, Kevin McKoy and Mike Smith to review the proposed scope of work.

Nancy suggested that this be coordinated with Dragonfly Pond Maintenance. Grace suggested that since the sediment build-up appears to be wind blown sand and debris from the streets, the Board might want to consider changing the timing of dredging in its long term maintenance plan. Lollo will research and come up with a potential new dredging cycle. It was suggested that Kevin be brought into this discussion and asked for his experience.

4. Architecture

- Roofs

A discussion was held about several points concerning roofs. The discussion began with a review of the history regarding roof replacement. At the time of the last roof replacement owners were surveyed to determine how new roof shingle replacement would be funded. The survey resulted in owners preferring that dues not cover the full cost of replacing shingles and that owners were responsible for coordinating the timing of shingle replacement with their adjoining neighbor(s), contracting with roofers, paying for the roof, and receiving a \$2000.00 stipend. The stipend would come from the money previously collected in the dues to cover replacements.

Further discussion concerned whether one townhome owner should be allowed to replace a roof at a different time from an adjoining neighbor. This would be a change from what took place the last time roofs were replaced. Frank thought that you might see a difference. Russ thought that this would be more noticeable on some units and less on others. It was also mentioned that if one owner's roof was damaged but not the adjoining roof, current policy forces the adjoining owner to replace his or her roof. It was agreed that all owners had to use approved shingles for consistent color and quality. It was estimated at the time of the last roofing that shingles would not need to be replaced until 2027/2028 which is logical since these are high quality 30 year shingles. Until that time, it was agreed that new roof requests would be approved on a case by case basis. It was generally agreed that by waiting to explore new roofs, the Board could explore new roofing possibilities including metal roofs. At this time, the Board would not approve subsidizing any repairs.

The Board approved the shingle replacement for owners at 810 and 812 Sloop Pointe Lane without the subsidy at this time. Some discussion was entertained regarding the possibility of re-surveying owners concerning roof issues. Nothing concrete was decided regarding this at present.

One homeowner did replace his roof without consulting his adjoining neighbor and without submitting an architectural request form. It was the consensus of the Board that this was not consistent with the rules. Fines could be levied against this owner. However, it was brought up that the Board had contacted this owner to inform him that he had visible roofing problems. It was mentioned that the owner could make the case that the Board had initiated the request that he deal with the roofing problems, and that he was merely complying. It was ascertained that the request form that he submitted after the fact showed that he had used approved shingles. It was also noted that the adjoining neighbor, who had initially been upset about not being consulted, was generally satisfied with the outcome. Nancy will discuss this with Kevin. The matter of the fine was tabled.

- Request for sheds

The owner at 632 Settlers Ln put in a request to allow him to keep two sheds which are installed on the back side of his house without Board approval. These sheds had been hidden by shrubbery, but no longer are. One of the sheds is for storage and the other contains a generator.

Lollo began the discussion by stating unequivocally that sheds are not allowed. He stated, however, that what he saw seemed more like a box than a shed. He also stated that it could be hidden by shrubbery. Lollo also discussed that one of the boxes contained a gas generator which needed to be covered.

Nancy noted that all other owners who have portable generators keep them in the garage and those who have requested approval for permanent generators have been required to hide them with shrubs. Nancy urged caution because owners can have a variety of preferences and tastes.

There was further discussion about deck boxes and whether they were allowed. It was also mentioned that some deck boxes were being stored between the houses. Lollo suggested allowing deck boxes of certain sizes, colors and materials. Wayne Van Dyck noted that the color of the subject generator box is identical to the permanent generators which have been approved and that the box is small and unobtrusive. Lollo made a motion to approve the request in regards to the box for the generator. Frank seconded the motion. The motion passed.

- Pavers

The owner of 632 Settlers Lane also made a request that the Board approve his replacement of pavers around his house. The original pavers were installed by the owner 10 years ago, and the owner replaced them this year because the pavers had become uneven and the owner deemed them a trip hazard. The owner did not supply the size of the pavers he used. Because there is a policy in place governing pavers, the Board is requesting a better description of the pavers which must be 17"x17" by 2". The Board also requested information on how far away from the house the pavers are located. Nancy said that the Board has written specifications for the maximum size of this type of installation in the common space, and she will research it.

5 Landscaping

-Irrigation

Lollo discussed a proposal from Malin Irrigation for irrigation around the pond which had "completely failed". The proposed estimate for replacing the failed irrigation system was \$66,020.37; however, the original discussion last year with Mike Malin indicated that the cost would only be around \$6,000. Lollo stated that there was no way the Board could increase the budget by this much. Wayne suggested the Board get 3 proposals and also ask Mike if there is a more economical way to irrigate the area. Lollo said that he would ask Kevin to provide 3 alternate proposals to be reviewed at the next meeting. All the proposals would use pond water to irrigate.

-contract with Sam's Landscaping

At this time Sam's is asking for an increase in payments. Lollo pointed out that they have not had an increase since 2016. Lollo told the Board that he was meeting with Neska on January 11, at 3:00 to go over the contract. Since many functions of landscaping had been delegated to other entities (TruGreen, Fitness Tree), Lollo felt that the contract should reflect this with a lower price. He would ask for a statement of work activities and propose edits

taking out what other providers do. Presently the HOA pays \$38,000 per year. The 2023 budget was hoping to lower that to \$34,000 considering the reduced responsibility for Sam. Russ stated that in December, January, and February, the landscapers do very little work during this dormant time. Lollo asked Wayne to accompany him to meet with Neska. Wayne agreed.

One specific thing that would reduce our costs that Sam's could do in the winter is pruning the 60 crepe myrtles trees instead of paying Fitness Tree. This is a time consuming process since each branch must be pruned below the knots to adequately promote new growth. Five additional trees need aerating and eliminating of old wood. Fitness Tree provided an estimate of The cost would be \$30 per tree for 55 trees –or a total of \$1650 and \$50 per tree for the other 5 for a grand total of \$1900. Five of the trees were planted by an owner without HOA approval. The owner has resisted having them pruned, but they are common property and will be pruned. Nancy stated that this is a perfect example of what can happen when trees are planted by individual homeowners without approval, i.e. it costs the HOA.

-sinkholes

Jim Messimer representing the Town of Kure Beach showed Lollo the video from the camera placed in the storm pipes. It showed no damage to the pipes going into the pond from the water tower. It was felt by the town, therefore, that the sediment going into the pond was not the result of faulty pipes. However, the sinkhole near 632 Settlers Ln needs a new liner. The video for the sinkhole by the live oak also showed no damage to the adjacent pipe but did show a ridge build up from the tree's roots. In other words, the town said there was no intrusion of the tree roots into the pipe, but there is a ridge which might have to be addressed at a future time. It was unclear what "the ridge" exactly means. If the tree has to be removed, Fitness Tree n would charge \$585 which the Board agreed was reasonable. Lollo proposed that he and Wayne speak with Neska and table the discussion of the live oak until the next meeting. The sinkhole by 632 Settlers Ln was caused by damaged pipes. The Town will line that pipe and repair it.

-storm water mitigation

There was nothing to report.

-contract with TruGreen

The Board is still not sure if the company is treating the right area. Flags were put out on the most recent visit. Wayne reported that he had never seen where Kevin acted on our request that TruGreen provide specific details of exactly what they intend to do on a visit in advance so that we can insure we are getting what we pay for. the request made of TruGreen to provide a schedule. A new request needs to be made by Kevin for dates, times and the span of the service as well as the type of service being delivered. He also needs to emphasize that TruGreen notify us a week in advance, and use flags so we can protect ourselves and pets from these chemicals which take an hour to be safe for walking on.

6. Other

-termite inspection

Only one home is still un-inspected. This was due to a rodent problem and fallen insulation which the owner is addressing. When this is completed, Canady will be able to do the inspection.

Meeting adjourned at 7:12 PM

The next meeting will be Feb. 8, 2023 at 5:00