

## Keys at Kure Beach Homeowner's Association Minutes

April 18, 2023

5:00 PM @ the Clubhouse and via Zoom

**Board Members Present:** Russ Timmons, Lollo Erickson, Cathy Spiegel, Eve MacCurry, Frank Watson

**Office Staff:** Grace McGee, Kim Gargiulo

### 1. Financial Report

Grace McGee delivered the financial report as follows:

- **Checks written in March that were out of the ordinary included checks for the following:**

1. Fitness Tree for removal of the live oak, pear tree at 817 Sloop Pt Ln and limb removal
2. Dragon Fly Pond maintenance for twice yearly treatment
3. Sam's Landscaping for Mulch and Pine Straw

- **P&L statement comparing March 2022 to March 2023:**

1. Grace informed the Board that the HOA is in fine shape in terms of assets well placed with higher interest
2. Small repairs were needed for irrigation.
3. The Keys billed the Village for 1/2 of the cost of water by the entry ways. This is a one time per year item. It is down from last year due to a leak in 2021. Regular meter readings are right in line with expectation.
4. Budget reallocations were looked at next. Money was moved from one category to another in order to meet increases in the cost of services such as the increase in the cost of Sam's contract. None of the money for the increase in expenses came from capital investment interest.
5. Looking at the cost of running the pond pump 24/7, Grace pointed out that this creates significantly increased electricity usage when compared to last year when the pump was not running. This will cause the HOA to go over budget. However, the pond needs oxygenation. Kevin McKoy had consulted with Jeff Cline who advised keeping the pump on 24 hours a day for environmental reasons and the health of the pond.

- **Balance Sheet**

1. Grace went over the places where our investments are sitting specifically in Corning and Truist Bank. The interest is particularly favorable at this time.
2. Some owners have paid their dues in advance for the entire year. While most owners pay quarterly. Only one owner is delinquent.

## **2. Insurance.**

Kim reported that she is working with Network Realty.

- Only two owners have not delivered proof of insurance and they continue to be out of compliance. Both have received emails. One of the two owners was informed that they needed to attend the Board meeting, or they would be fined. Since the owner did not comply, they will be fined.
- Minimum insurance coverage is \$200,000

## **3. Pond**

- It is recommended that the fountain stay on 24/7 for best practices.
- Rainstorm Solutions will proceed to dredge the pond during April. (See Storm Water Mitigation below)
- Since three pumps drain into the pond, it was agreed that it would be prudent to have a regular cycle of dredging.
- It was agreed that the dredging should be discussed with Mike Smith KBV, HOA president. After Russ consults with Mike Smith, Russ will inform Lollo and he will execute the dredging plan.

## **4. Architecture**

### **-Review of requests**

#### **Storm door request**

- Owner requests white storm door with a break in the middle to allow for a screen. The storm door is for his front door. Russ made a motion to allow. Cathy seconded the motion. The motion passed. The Rules and Regulations will be amended to reflect this change.

#### **Water Barrel request**

- Owner requests a water barrel to help with water conservation. It was discussed that it be allowed with the stipulation that it be no larger than 50 gallons, blend in with the environment and is appropriately connected to the drain spout. It must also have an appropriate base. The placement of the barrel must be in the back or backside of the house. Owners are requested to submit a request form and send a picture of the barrel before installing it to make sure that it fits the specifications. Lollo made a motion to approve. Russ seconded it. The motion passed. The Rules and Regulations will be amended to reflect this change.

#### **Awning Request**

- Owner is requesting an awning to cover her back deck. owner will install a beige awning but requests stripes. The Board agreed that per the rules and regulations, stripes are not permitted. Request is granted with the stipulation that the awning must be beige.

### **-Privacy Fences, screens, bushes for the backyards**

- Lollo made a motion that white, privacy fences no higher than 48” and no wider than 48” should be allowed in the backyard of the units for the purpose of hiding trash cans and other eyesores. These would be either two sided or corner constructed. Russ seconded the motion. The motion passed. The Rules and Regulations must be amended to reflect this.
- It was discussed that in the future the Board consider a subsidy for identified units for privacy solutions.

### **5 Landscaping**

#### **- TruGreen**

- TruGreen failed to give notification about service. Lollo spoke to Donna at TruGreen. She apologized and said that they would work to make sure that this does not happen in the future.

#### **-Review of requests**

- Tree needs to be removed outside of 601 Sloop Pointe Lane. It was thought that this can be accomplished by Sam’s.
- Owner of 653 Settlers Lane has not been mowed in several weeks. Lollo contacted Sam’s to cut the grass.
- Owner of 649 Settler’s Lane is requesting foliage be trimmed behind the house. Lollo will discuss with adjoining neighbor and request pruning by Sam’s.
- A priority is filling in the area where the live oak stood behind 605 SPL.

#### **-Beatification Plan**

Lollo was scheduled to begin an initial walk around to see what could be considered in the plan but was unable to do that. He is still committed to the plan.

#### **-Irrigation**

- The irrigation schedule is: inside units around the pond Tuesday, Thursday, Saturday; outside units Monday, Wednesday, Friday. Start time for irrigation is between 4 and 5 AM for approximately 2 hours. Lollo is going to check if it is indeed 2 hours for all units.
- Mike Malin presented Lollo with a list of repairs needed. The total of the estimate is \$7560 for things such as PVC pipes, nozzles, and spray heads. Lollo requested that Jeff Cline look over the estimate. Jeff felt it was reasonable. We do not have money allocated in the budget for these repairs at this time. Presently, we have \$5300 for irrigation. \$3000 is for winterization. Only about \$2300 is available for repairs. Lollo is assigned to speak to Mike. We have to identify which properties are involved. Mike needs to explain what repairs are critical and prioritize what needs to be done.

- Jeff Cline is going to work with Lollo to identify zone three for the pond system and see if it is functioning on 4/22/23

**-Tree Service**

Nothing new was discussed.

**-Storm water mitigation**

- Russ is the liaison between the HOA and the Town of Kure Beach. Russ will be attending a meeting at town hall on 4/19/23. He obtained a map of Kure Beach showing irrigation permits. Russ wants to use this information to encourage Kure Dunes HOA to pay their fair share toward maintaining our pond.
- Rainstorm Solutions has agreed to begin pumping some water from the pond on 4/18 and 4/19/23. They plan to start dredging on the following Monday and Tuesday. RSS's complete plan for dredging is located under the heading dredging in the minutes of February 2023.
- Lollo has a proposal from RSS to provide maintenance for drainage pipes. The cost is \$825 per year. Lollo made a motion to approve this. Eve seconded it. The motion passed

The meeting was adjourned.

**The Next Meeting is scheduled for May 9, 2023 @ 5:00**