

Keys at Kure Beach Homeowner's Association Agenda

May 9, 2023

5:00 PM @ the Clubhouse and via Zoom

Attendees:

- Board Members: Russ Timmons, Frank Watkins, Lollo Eriksson Eve MacCurry, Cathy Spiegel
- Administrative Staff: Grace McGee, Kim Garguilo
- Homeowner: Dave Whisnant

Agenda:

- Opening Russ opened the meeting at 5:00
- Review of Agenda
- Board Actions Since Last Meeting

- **Financial Report:** (Grace McGee)

Checks written which are not typical:

1. TruGreen \$630.00 for fire ant treatment every six months
2. Jeff Cline \$431.00 for pump repair and installation

P&L Review: The following items were discussed.

1. Dues right in line. One owner is delinquent
2. Interest in fine shape
3. Irrigation budget repairs are on target
4. Annual projects are covered
5. We are on target for winterization
6. Water meters (24): we are on target
7. Budget for trees is on target
8. TruGreen budget is on target
9. Shrubs \$1500 (Beautification plan addressed below)
10. Monthly bill for the pond reflects Dragonfly Pond Maintenance
11. Electricity for entrance walls is shared with the Village
12. HOA insurance not due until August
13. The balance sheet is in good shape.
14. Electricity usage is up due to fountain at the pond.

- **Insurance** (Kim Garguilo)
- Kim works with Network Realty Management on this.

One owner whose policy expired in September has been reached out to via emails, and phone calls has not responded. This owner has been sent a letter informing the owner that he/she is being fined \$50.00 per month.

- **Pond** (Lollo Eriksson)

Rainstorm Solutions (RSS) completed its work on pond excavation. The project is complete. The Board thinks that RSS did an outstanding job including installing 5 tons of rip rap. The pond is presently cleaned extremely well. There was minimal damage to the lawn. Since sediment will continue to build up in the pond, the HOA should plan to revisit pond excavation 5 years in the future. RSS can provide

yearly inspections for \$500.00 per annum. These inspections could be very valuable. This will be discussed at the next meeting.

Russ discussed what took place at the Town meeting regarding retention ponds. There is a map being created. Russ will attend another meeting later this month. The state issues permits for retention ponds. However the state wants to put more responsibility for the ponds on local governments.

Dragonfly Pond comes monthly to assess the health of the pond with a visual inspection and testing water quality. The Town is copied on Dragonfly's report.

- **Architecture** (Russ Timmons)

- Review of Requests

Window replacement request from owner of 626 Sloop Pointe Lane. The Board approved the request signed by Russ

- Wall maintenance at entry point

Kevin arranged for Kerwick Painting to power wash the wall gratis. Following the power wash, the wall was seen to be in good shape and does not need to be painted at this time.

- Paver extension in backyards - recommendation

Lollo put forth a proposal for pavers for the Board's consideration. This plan is attached. Lollo made a motion that the proposal be approved by the Board. As part of his motion, Lollo proposed that all requests for pavers must be submitted to the Board for approval, and subject to inspection of the Board. All requests must be professionally executed. All pavers must be no more than 17" wide and 17" long, but can be smaller in size. These pavers must be made of concrete or a mixture of concrete and natural stone. They must be aesthetically pleasing and blend in with the natural environment. Lollo made a motion that the Board accept his proposal. Frank Watkins seconded the motion. The motion passed.

- Condition of gazebo and maintenance

The gazebo which is the responsibility of the Keys HOA is in need of maintenance. It is felt that it needs to be power washed, examined for wood damage, repaired, and repainted. Lollo made a motion that a volunteer team be put together to proceed with the work with a budget of \$400. Frank will be project lead. Frank seconded the motion. The motion passed.

- **Landscaping.**

- Management of Recent Requests

- Review action plan of recent requests

- New Requests

- Removal of pavers at 662 SPL

1. The pavers next to the house are causing a tripping hazard for the owner. These pavers were installed by the HOA to help with drainage issues. The Board agreed to approve removing the pavers. It was decided that the Board would do its utmost to help remove them through volunteers and possibly Sam's to help with removal. Lollo said he would take the lead. Russ said that he would speak to the owner.

2. Pavers need to be removed at 813 SPL to allow for piping for irrigation. The owner will replace the pavers

- Regular Maintenance

- Review of proposed **beautification plan** and estimate (See attached)

Lollo walked the property and spoke to people. He chose plants that tend to thrive in the area. He looked at it from an aesthetic point of view. The proposed estimate may differ as Lollo plans to speak with Neska. There is no labor costs involved. The plan is focused on properties which were not targeted last year. Lollo is planning on putting together a team which will provide oversight during planting. Lollo

discussed the budget. The budget for the project is \$1500. There is surplus money in the tree budget which can be diverted to the beautification plan budget. The motion was made seconded and it passed.

Also included in the beautification plan are the units which could most benefit from privacy fences. These units have situations which do not allow hiding trash cans. It was discussed whether the HOA should support the owners getting privacy solutions. Lollo is taking the lead. He is going to take photos and get cost estimates. This is tabled and will be discussed during the next meeting.

It was discussed the the properties at 645 and 649 Settlers Lane will have vegetation removed behind the property. This was done in consultation with the owners.

Lollo reported that he met with Neska to make sure all contractual duties have been are being enforced. Lollo also requested of Neska that the new supervisor come more often. Lollo wants more leadership from him. Neska agreed. Lollo also discussed removing excess vegetation around riprap at the pond.

- Irrigation
 - Priorities of needed repairs

Lollo met with Kevin and Jeff Cline. Both agreed that irrigation repairs were needed and reasonably priced. Lollo met with Mike. Mike agreed to reduce labor coasts by 50%. They also prioritized needs. The order is 1. Back flows, 2. Controllers, 3. PVC, 4. Nozzle heads. The new budget is \$3893. Lollo made a motion to approve the budget. Cathy seconded. The motion passed.

- Tree Service

Removal of dead trees approved.

- Palm tree trimming June
- Storm Water Projects
 - Review of pond excavation recently completed

As stated above, It was agreed that RSS did an excellent job with the recent pond excavation. It was also discussed that there needs to be an annual inspection of the riprap. RSS is going to provide some soil to make up for some landscaping damage.

- Other
- Review new drafts for the R&R

It was agreed that Eve and Cathy will meet with Kim and Grace at a separate meeting during office hours to finalize the draft to present to the whole Board.

- Closing

The Next Meeting is scheduled for Tuesday, June 13, 2023

Attachment 1 Examples of Paved Areas in the Back of Properties

Recommendations

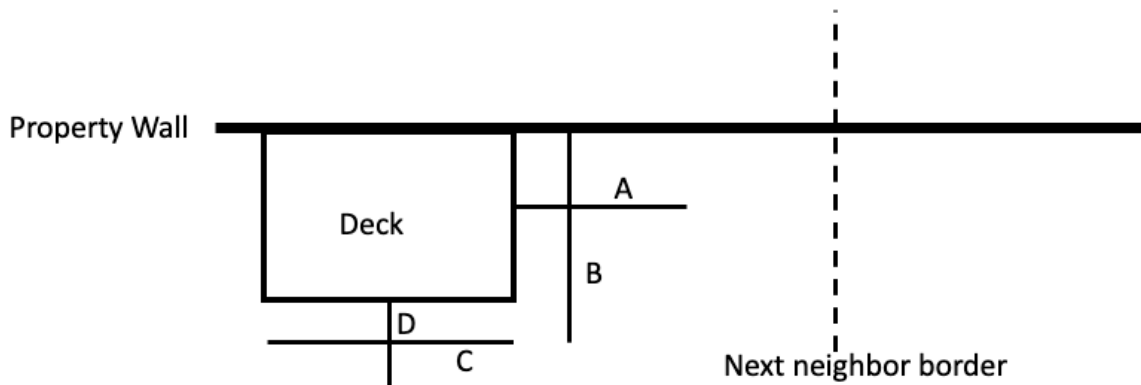
Based on what is already in place the Board should consider the following measures for paved areas in the back of the property:

(A) - Distance from the side of the deck along the property wall towards the next neighbor: max 10 feet (120")

(B) - Distance out from the property wall and out from the property: max 15 feet (180")

(D) - Distance out from the deck line: max 6.25 feet (75")

(C) - Distance alongside the deck line: Limited to max length of deck but cannot exceed 12 feet (144") for extended decks



Attachment 2

2023 Beautification Plan - Proposal

Proposed Properties and Plants:

Sam's will help planting roses, small bushes and other plants for the 2023 beautification plan as outlined below:

Settlers Lane (SL):

Fitness Tree: Remove 2 dead trees on the side of 616 SL. Agree on replacements of these trees

620 SL – 5 red knockout roses in the front.

Garage corner: Why is Oleander dying? Do we need to replace it? What can we replace it with?

Gentle aeration, topsoil, seed and straw the front of 620 and 624 Settlers Lane (ATT destroyed the grass when doing some wiring)

624 SL - 2 red knockout roses in the front plant bed

624 SL leveling of plant pots

624 SL connecting water timers in the front and the back

621-625 SL – 4 red garden roses

637 SL – 1 red knock-out rose

636 SL – 1 pink/orange garden rose

SL 644 Property needs trimming of bushes in the front

Backyard of Settlers Lane 645 and 649 need substantial trimming (height and width) at the border of Sunny Point property.

Alley way between Settlers Lane 649-653 has not been moved in a few weeks

652 SL – 1 pink/orange garden rose

656 SL – 6 pink/orange garden roses

664 SL - 3 bushes 2-3 feet high e.g. Lantana Camare

Kure Village Way (KWV):

817 KWV - 1 Lantana Camare

805 KWV – 1 pink/orange garden rose and 1 lavender

Pine Tree Area: Add 8 colorful plants e.g. 3 roses, 2 butterfly, 3 Lantana Camare

Sloope Point Lane (SPL):

661 SPL - 3 pink/orange garden roses

662 SPL – 3 red garden roses

649 SPL – 5 pink/orange garden roses

650 SPL – 1 red knock-out rose

642-646 SPL – 4 pink/orange garden roses

633-637 SPL – 5 pink/orange garden roses

622 SPL – 3 red garden roses

614 SPL – 3 red garden roses

Plant bed between 613-617 SPL – 5 bushes /decorating grass that can grow in shadow and need minimal of water

Corner of SPL-Anchor W plant bed – 3 pink/orange garden roses

SPL 813 – Replace 2 dead azaleas with 4 red garden roses **Call Gary to confirm**

822 SPL AND 612 SL remove poison oak from beside and under the decks

Miscellaneous

Plants to consider for the area: Gold Mount Lantana, Lantana Camare, Butterfly, Vitex, Sweet Pepper Bush, Walkers Low Catmint

Drought tolerant plants: Rosemary, Bougainvillea (pink, orange), Crown of Thorns (Euphorbia milii), Chihuahuan Sage

Ensure Sam's Landscaping includes all listed service items in the contract for 2023 including:

- Weed control with Ranger Pro to remove vines in shrubs
- Apply pre-emergent weed control in all beds with Preen (February)
- Pest & disease control on shrubs including dormant oil in winter and herbicide in growing season to control aphids, mealy bugs, white flies and diseases such as black spot, powdery mildew, rust etc.
- Fertilization of all shrubs and plants with 10-10-10 slow-release fertilizer

Confirm that Fortina is indeed present with the team on Wednesdays

Some plant beds in the area appear to be in dire need of fertilizers

Discuss all 3 Oleanders on SL with Neska

3" pipes coming from SPL/SL quadruple downspouts ending on each side of the gazebo are overgrown. Need to be clean and antiweed treated. Please DO NOT remove the stones covering the endings since they filter and hold on to sediment transported with the water

Fill the dent with soil, seed and straw the area at the south end of the pond where the large Live Oak used to be

Privacy Solution Proposal:

SL 620 need privacy solution paid by HOA

SL 668 need privacy solution garbage cans (paid by HOA)

KVW 829 need privacy solution (paid by HOA)

Area between SPL 818-822 need privacy solution paid by HOA

Plant Prices:

Name	Number	Unit Price	Total Price	Comments
Knock-out rose	12	\$30	\$360	
Garden rose	47	\$30	\$1,410	
Lantana Camare	8	\$25	\$200	
Lavender	1	\$20	\$20	
Butterfly	2	\$25	\$50	
Golden mount lantana		\$25		
Vitex		\$32		
Sweet pepper bush or summer sweet		\$35		
Walkers low catmint		\$30		
Rosemary		\$15		
Bougainvillea	2	\$30	\$60	16 inches tall

Crown of Thorns		\$20		
Chihuahuan sage		\$30		
Total cost			\$2,100	