

Keys at Kure Beach Homeowner's Association Meeting Minutes

June 13, 2023

5:00 PM @ the Clubhouse and via Zoom

Attendees:

- Board Members: Russ Timmons, Frank Watkins, Eve MacCurry, Lollo Erickson
- Office Staff: Grace McGee, Kim Garguilo
- Homeowners: None in attendance

Agenda

- Board Actions Since Last Meeting: None

- Financial Report: Grace McGee reviewed the budget with the Board including the checks written and the P&L. The Keys HOA finances is well balanced and on target year to date.

Only one owner is delinquent in dues. The Board discussed that the same owners have been delinquent in the past and are repeat offenders. It was discussed that Kevin from Network Realty become involved.

It was discussed that now is the time to look towards planning next years budget. Kim provided a template from last years Annual Board meeting. This list included to do items including Milestone Dates. One set of dates referred to open Board position.

The Board then agreed upon tasks which need to be accomplished during the next months. Grace and Kim will be in charge finance, forecast recap and 2024 Budget with input from the Board. Landscaping will be the responsibility of Lollo. Pond will be the responsibility of Frank with input from Russ. Architecture will be the responsibility of Russ. Rules and Regulations will be handled by Eve and Cathy. Insurance will be covered by Kim. Property Management Review will be the responsibility of Lollo after a summary of activity made by Kevin. Lollo will write a commentary on the actions accomplished by Network Realty. Russ and Eve will set the agenda. Liaison for the termite inspection will be Kevin through Network Realty.

- Insurance: Kim Garguilo reported that there is one owner who is being fined \$50 monthly for failure to provide proof of insurance. Kim is following up with Kim at Network Realty. It was suggested that Kevin be consulted for additional ideas.

- Pond

- Review Dragonfly May report on Pond

The Board has questions about the report submitted to the Board by Dragonfly Pond. The Board wants clarification about what exactly Dragonfly is doing, and their findings explained in greater detail. It was agreed that Kevin needs to communicate with Dragonfly Pond to get clarification and share this information with the Board.

- Architecture

- Review of Requests

Request from owner at 616 Settlers Lane for a storm door on the back porch and repair of deck fencing was approved by the Board.

- Gazebo repair and progress

The gazebo repairs are underway. Nice progress has been made. The gazebo has been power washed. It has been determined that the roof does not need to be painted. The volunteers have determined that the necessary repairs must be made of wood. The repairs made of treated wood cannot be painted for three months.

- Landscaping
 - Management of Recent Requests
 - Review action plan of recent requests

All recent requests have been addressed. Removal of pavers at 662 SPL has been accomplished

- New Request

The owner of 625 SPL requests permission to install pavers from his deck to his BBQ. After careful review of the plan submitted, the Board approved the request.

- Regular Maintenance

Sink hole on Settlers Lane needs to be addressed. The ruptured pipe was addressed by Public Works. Lollo will be contacting PW to follow up.

Sam's has completed all requests including pest control activities. Oleanders on Settlers Lane have been pruned and will be followed up upon. Weed control treatment has been completed on all the ripraps.

A complete new front yard garden design is needed for the property at 629 and 633 Settlers Lane in front of the house. Owner has requested a palm tree with a stipend from the HOA.

Lollo spoke to Mike Smith and Ike from TruGreen. KBV property lawn near the water tower will be treated gratis.

Fire ants have been discovered on the property around the water tower where many residents walk their dogs.

- Review progress on beautification plan

The Beautification Plan has been completed and under approved budget.

- Irrigation
 - Progress of approved repairs

Approved repairs have been accomplished.

- Management of cost for repair of sprinkler heads

There are additional repairs needed over and beyond the approved repairs. Lollo provided Malin Irrigation with approval for needed repairs such as valves and sprinkler heads. The costs fluctuate because of new discoveries of needs. Lollo is going to speak with Mike to get cost estimates biweekly. Lollo will summarize possible additional costs of repairs.

- Tree Service
 - Tree trimming June 27

Tree Trimming will commence on June 27. Owners must be present if they want input on trimming.

Removal of dead trees on Settlers Lane

Two dead trees will be removed on Settlers Lane near 616 S.L.

Additionally, trees near 605 and 609 SPL have been removed by Sam's Stump to be removed by Fitness Tree.

Trees near 642 SPL have been infested by insects. These pine trees need to be removed. Lollo will get an estimate from Fitness Tree.

- Storm Water Projects

- Repair of lawn between tennis court and pool along Settlers Lane

Lollo and Mike Smith met with Tim King from Stormwater Solutions to address the area near the tennis court. Lollo has not heard back from Tim King regarding the solution discussed. Lollo will follow up to find out when they are planning to replant the grass.

- Inspection and flushing of underground PVC pipes.

Lollo will follow up with Rainstorm Solutions as to when they are going flush the underground pipes.

Other:

Lawn Service:

The Board is not 100% satisfied with weed control. As a result, TruGreen is doing an extra treatment gratis. We need to determine what improvements we have seen since hiring TruGreen.

- Date for next meeting: July 11, 2023
- Adjourn