

## Keys at Kure Beach Homeowner's Association Minutes

July 11, 2023

5:00 PM @ the Clubhouse and via Zoom

### Attendees:

- Board Members: Eve MacCurry, Cathy Spiegel, Russ Timmons, Lollo Eriksson, Frank Watkins
- Office Staff: Grace McGee, Kim Garguilo
- Homeowners: None

### Agenda:

- Opening: Russ opened the meeting at 5:00
- Board Actions Since Last Meeting: None
- Financial Report
  - Review of budget

Grace reviewed the budget. She reviewed checks written. All checks were reasonable and part of ongoing budget. The balance sheet is in good shape. In particular, estimates for TruGreen services came in under budget. The consolidated budget needs to be finalized before the next Board meeting.

One owner who owes a substantial amount of dues received a "15 day letter" threatening to put a lien on the owner's property. The owner has promised to make payment by the end of July.

Lollo gave an overview of the Landscaping budget proposals which includes cost for irrigation, groundskeeping, storm water mitigation, lawn service, tree trimming, the beautification plan, and pond maintenance. Landscaping costs are a substantial part of the budget and is considered carefully by the Board.

Long term maintenance including painting (7 years) and roofs (17 years) was also discussed. It was proposed that roofs and painting should not be done the same year. Lollo proposed getting some input from experts in roofing. Kevin at Network Property Management should be consulted to give us some recommendations.

- Tasks that need to be completed before the annual meeting

Lollo has provided an adapted outline for the annual summary and started to draft several sections. Russ has provided a summary on the architectural section. The rules and regulations updates have been given to Kim for posting on the web site by YiFenn.

- Insurance
  - Review of owners who have not yet provided proof of insurance

There is still one owner who has failed to produce proof of insurance. This owner has been being fined for the last 3 months. The only advice Kevin could offer was to put a lien on the property. However, that includes costs for legal fees. There was a discussion regarding how negligent it is not have adequate insurance and how to better enforce home owners to get and provide evidence of insurance.

- Pond
  - Review Kevin's communication with Dragonfly regarding the monthly pond maintenance report

Kevin's recommendation was that the Board should review the report and refer any questions that we have to Dragonfly. Frank also spoke to Kevin who was advised by Dragonfly that when the pond is low, you see the issues in the pond such as sediment. When the water levels rise you won't see the sediments. Dragonfly said that this is normal and not a cause for concern.

- Architecture
  - Review of Requests

No current requests

- Gazebo repair and progress

This is proceeding. All repairs have been accomplished. The volunteers are waiting for the new wood to cure so it can be painted in September.

- Landscaping
  - Management of Recent Requests
    - All previous request have been addressed
  - New Requests
    - None
  - Regular Maintenance
    - Routine maintenance only. No special projects
  - Irrigation
    - Discussion with Mike Malin on repairs and maintenance of the irrigation system

Lollo has extended the discussion on the irrigation system and issues in front of properties and around the pond with Mike Malin, Jeff Cline and Kevin Mckoy. The Board is concerned about the the significant charges that Malin's irrigation is proposing. The Board is trying to see if we can reduce costs by concentrating the work with Jeff Clein or divide the work between the two providers in another way than what is currently done.

- Progress of approved repairs. The Board is uncertain about the extent of the approved repairs that has been done. Lollo will contact the vendor to get an update.
- New repairs for the remaining part of 2023 and 2024 are part of the discussion with Malin Irrigation
- The landscaping chair is working on realistic budget estimates for H2 2023 and for 2024
- Tree Service
  - Palm tree trimming was completed and inspected on June 27 with full satisfaction
  - Removal of two dead trees on Settlers Lane was completed on June 27.
  - Removal of dead pine tree on Sloop Pointe Lane was completed on June 27.

- Storm Water Projects
  - Repair of lawn between tennis court and pool along Settlers Lane has been accomplished by Stormwater solutions. The Board is keeping an eye on it to see if the lawn repair will be fully realized .
  - Inspection and flushing of underground PVC pipes was accomplished. However, there was an accident which caused flooding. This accident will result in a homeowner receiving an increased water bill. Kevin Mckoy is monitoring the situation and working with Stormwater Solutions and town official to mitigate the situation and prevent additional costs to the homeowner.

- Other

The following topics which were not part of the original agenda were discussed:

Showers on back porches. It was the consensus of the Board that if an owner put in a request for an outdoor shower, the Board would consider it.

Power washing of driveways. This was done at the time of the last house painting. There are no current plans to do this again.

The Key's contract with Network Real Estate commences on November 1, 2022 and is for a period of one year. The Board agreed that discussion with Kevin Mckoy should be initiated as soon as possible to present our rational for continuing the relationship in 2023-2024.

- Review of decisions

None

- Date for next meeting: August 8, 2023

- Adjourn

The Board adjourned at 7:15 PM