

Keys at Kure Beach Homeowner's Association Agenda

December 14, 2023

12:00 PM @ the Clubhouse and via Zoom

Attendees:

- Board Members: Russ Timmons, Frank Watkins, Cathy Spiegel, Eve MacCurry, Lollo Erickson
- Office Staff: Kim Gargiulo
- Homeowners: None
- Guests: Mike Smith, Gary Merkle
- Management Company Rep: Kevin McCoy

Agenda:

- Opening: Russ opened the meeting at 12:02
- Presentation by KBV HOA Board members: Mike explained that the KBV HOA is updating their RR. They are considering allowing 6 foot fences in the back of the property. They sent a survey regarding this matter. They need the Keys owners to approve. They need a 2/3 vote and they need the support of the Keys. They want the participation of the Keys owners. The Keys will have a significant influence on the vote. The request will probably go out in February.
- Approval of November Minutes: Cathy. Moved to approve, Russ seconded Minutes approved
- Review and Set of Agenda (Items to be added to the agenda, if any)
- Board Actions Since Last Meeting: None
- Financial Report: Kim gave the report. There is good news about Keys investments. All is positive in moneys saved through TruGreen, and irrigation through Jeff Cline. Water prices went up because the sprinklers are working. There could be a surplus of about \$20,000 by the end of the year.. Only one owner is delinquent in dues.
- Cathy questioned TruGreen and the bare patches
- Insurance
 - Review of owners who have not yet provided proof of insurance Kim is working with Kim at Network and there are three delinquent owners
- Pond: The gazebo has been looked at by Kevin. The condition is pretty good. Kevin suggested waiting to do further repairs. Lollo sent report to Neska at Sam's to remove debris in the riprap.
- Architecture
 - Review of Requests: Ken Richardson sent a request for an awning. Russ is going to clarify that the awning must be solid and tan.

- Landscaping
 - Management of Recent Requests: Lollo reported that this is the dormant season. Sam's has stopped mowing the grass. Property on Settlers Lane is getting new plants. Lollo has walked the neighborhood with Sam's Owners are encouraged to let Lollo and or Kevin with any special requests
 - Review action plan of recent requests
 - New Requests
 - None
 - Regular Maintenance
 - Routine maintenance only.
 - Irrigation: Mini winterization has been accomplished . Heat Tape is being put around the pump in the pump house
 - Tree Service: Nothing since last meeting
 - Storm Water Projects: Russ reported that the town storm water committee wanted our input on whether to have a project to place a pipe behind some houses in Beachwalk. The project has been cancelled.
 - Lollo discussed the utility pipes around the pond. Some of the poles have covers on them. Lollo proposed taking a survey of these poles and survey the cost to provide covers for the pipes.
 - Lollo proposed that Russ and he meet with the vendors for standard renewals.
- Other
 - As decided by the Board at opening of meeting

Canady sent a report that garages were not inspected. This list includes units that don't have a garage. Kevin is looking into this matter.

Kim and Lollo proposed that a task force to discuss the roofs and painting. Fortified roofs were discussed.

- Date for next meeting: Lollo Proposed second Thursdays at 12:00.

Next Meeting: January 11, 2024 @12:00

- Adjourned at 1:00 PM