

Keys at Kure Beach Homeowner's Association Agenda

February 8, 2024

12:00 PM @ the Clubhouse

Attendees:

- Board Members: Russ Timmons, Cathy Spiegel, Frank Watkins, Eve MacCurry, Lollo Eriksson
- Office Staff: Kim Garguilo
- Network Realty: Kevin McKee
- Homeowners:

Agenda:

- Opening: Russ called the meeting to order at 12:00
- Approval of January Minutes: Frank made a motion to approve. Russ seconded it. Minutes approved.
- Review and Set of Agenda (Items to be added to the agenda, if any). New Railing system
- Board Actions Since Last Meeting: None
- Financial Report: Kim gave the report. All January payments were the typical monthly payments with the addition of taxes paid. The P&L statement showed dues coming in, but the first quarter dues for the Keys are not due until Feb. 29. The check detail report shows everything in order. However, one of the water meters for irrigation on Anchor Way showed some water usage even though irrigation is turned off. Kevin suggested consulting a plumber to see where the water is going. The long term balance sheet which showed the money market account and the CD was discussed. Mulching costs, which are within budget, were discussed. Mulching will commence next month.
- Insurance
 - Review of owners who have not yet provided proof of insurance: There are nine owners are past due in submitting proof of insurance. Fines can be imposed. Lollo questioned how fines can be enforced. Kim explained that fines can be recouped through liens which can be claimed the at sale of the property. Kevin explained how this can be accomplished at the closing. A discussion was had about interest on fines.
- Pond: Frank gave a report on the pond. Wayne Van Dyck has fixed the meter. The fountain has gone off a couple of times because it gets clogged. Kevin explained the reasons. Jeff Cline is working on the pump house. Also when the fountain gets clogged, it needs to be reset. Once it's reset, the clog dissipates.
- Architecture
 - Review of Requests. Russ said approval was given for a deck repair at 633 Settlers Lane.

- Russ has put in a request to replace his wooden deck with Trek and the railing with PVC. A duo of crepe myrtles is impinging on the deck, so he is requesting that the trees be removed behind 809 SPL. Russ discussed the fact that there is a new type of railing which he would prefer. Russ is wondering if this could be allowed by the rules and regulations. Lollo suggested that the rules would have to be changed. Eve brought up the issue of uniformity especially around the pond. Kim brought up the specific rules and regulations which deal with this issue. The Board reviewed and discussed this matter. Board members agreed to consider the matter with community input. This would be considered for houses that are facing the woods (perimeter dwellings only), excluding the pond areas. If an owner requested having other fences such as stainless steel, a request would have to be submitted to the Board for possible approval. It would also require neighbor approval. Lollo proposed that a letter discussing this should be sent out community wide for comment.
- Landscaping
 - Management of Recent Requests
 - Review action plan of recent requests
 - New Requests: No formal recent requests have been made. However, Wayne contacted Lollo about moles and suggested informing TruGreen. There is also a magnolia tree that has to be moved if possible.
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 - Regular Maintenance; Kevin and Lollo discussed TruGreen maintenance around the pond. According to the contract, TruGreen is required to maintain the front of the properties. Kevin is going to contact TruGreen to see if they are currently treating the area around the pond.
 - Mulching will commence between March 19th and the 22nd in the front and the back. The cost will be \$21,075. Landscaping budget has been approved.
 - Irrigation: Setting up the irrigation for spring to be discussed at the March meeting
 - Tree Service: Nothing new to report
 - Storm Water Projects: Nothing new to report.
- Date for next meeting: March 14, 2024, Thursday @12:00
- Adjourn