

## Keys at Kure Beach Homeowner's Association Agenda

March 14, 2024

12:00 PM @ the Clubhouse

### Attendees:

- Board Members: Russ Timmons, Cathy Spiegel, Eve Mac Curry, Frank Watkins, Lollo Erickson
- Office Staff: Kim Garguilo
- Network Realty: Kevin Mckoy
- Homeowners: None

### Agenda:

- Opening: Russ opened the meeting at 12:00
- The February Minutes were approved
- Review and Set of Agenda (Items to be added to the agenda, if any). The following items were added: 1. Water meter on Anchor Way. 2. Request to Sam's for tree removal at 809 SPL. Trees to be replanted on Settler's Lane. 3. TruGreen and the pond area.
- Board Actions Since Last Meeting: None
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- Financial Report: Kim gave the financial report. She reported that all is standard in check detail with one exception a check to Jeff Cline for work related to the pond fountain. The P&L statement was discussed. This included discussion that the 2024 budget for TruGreen is \$2,700. Lollo discussed the fact that if TruGreen is not currently treating the pond area, then we are not getting the full benefit of their services. Lollo's recommendation is that we extend the contract to treat the pond area for an increase of \$6,850. It was discussed that treating the pond area might cause chemicals to leak into the pond. Lollo proposed that Kevin reach out to TruGreen to determine if the treatments would affect the pond. Depending on the outcome, the Board may approve the increase.

The water meter #6875 on the side of a unit on Anchor Way was discussed. Cathy Spiegel

reported that a sprinkler on SPL went on recently. Lollo speculated that a homeowner may have turned on the meter. It was discussed when the meters should be turned on. Kevin advised that most HOAs have the sprinklers turned on in March.

Long term maintenance is looking fine. Dues are coming in with only 5 owners delinquent.

- Insurance

- Review of owners who have not yet provided proof of insurance. One owner is delinquent Kim from NR has informed the owner that he is delinquent and will be fined. Kim will follow up and keep Kevin informed
- Pond: Frank reported that the pond fountain is now working properly. In addition Dragonfly Pond's report was sent to the Board.
- Architecture
  - Review of Requests: No new requests were received.
  - The request from the owner of 809 SPL was discussed. The request was for an alternative deck railing. The Board reviewed the comments made by other home owners. The Board approved the request.
- Landscaping
  - Management of Recent Requests
    - Review action plan of recent requests
  - New Requests: 648 SPL has a problem with two trees which need to be aggressively trimmed or possibly be removed. Lollo reviewed this with Neska.
  - The owner of 644 SL made a request for new plants which she will pay for which will be planted by Sam's Landscaping.
  - There is also a request from the owner of 568 Anchor Way for the removal of wires and cables on the ground along the side of the house and the back of the house. The ones on the backside of the house are a trip hazard. Lollo is going to speak to Neska about burying these wires on the back of the house. Lollo's additional request is to have the tenant request that the owner remove the wires and cables on the side of the house.
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  - Regular Maintenance: Lollo proposed that mowing not begin until May. Mulching will be accomplished the week of March 18th.
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  - Irrigation
    - Irrigation will begin April 1, 2024
  - Tree Service: Lollo's will contact Fitness Tree to do maintenance in the middle to the end of June including palm tree trimming.
  - Storm Water Projects: Lollo is going to contact Rainstorm Solutions to do annual inspection which includes around the pond and flushing the pipes and outlets.
  - Storm water committee of KB has not met this year
- Date for next meeting: Thursday, April 11 @ 12:00
- Adjourn. The meeting was adjourned at 1:28.