

Keys at Kure Beach Homeowner's Association Agenda

April 11, 2024

12:00 PM @ the Clubhouse

Attendees:

- Board Members: Russ Timmons, Frank Watkins, Eve MacCurry, Lollo Erickson
- Office Staff: Kim Garguilo,
- Network Realty: Kevin McGee
- Homeowners: None

Agenda:

- Opening: Russ opened the meeting at 12:00
- Approval of March Minutes: Minutes approved
- Review and Set of Agenda (Items to be added to the agenda, if any) None
- Board Actions Since Last Meeting: None
- Financial Report: Kim gave the report. Everything looks appropriate and normal. Sam's increased the fee. Kim will contact Neska about sending new invoices. TruGreen has been paid. A new program of treatment around the pond will be commencing. Lollo proposed that we will need the amended contract He will follow up. Kim reported that the balance sheet looks good and is as expected. Kevin reported on the meter on Anchor Way for which we have been getting a bill. The number on the meter does not jive with Kure Beach town hall records. Kevin is going to pursue the matter
- Insurance
 - Review of owners who have not yet provided proof of insurance: Only one owner is out of compliance on insurance.
- Pond:
 - Frank reported that kids were fishing on the pond. Several adults spoke to the teens. They were very rude, and they refused to stop. Frank proposed that we need "no trespassing signs". Frank proposed new signage be added to the no fishing signs.
 - Frank reported that the fountain has to be turned off and back on to work properly. Kevin will follow up with Jeff Cline
 - Kevin reported that the fountain and the pump are the same thing. A new fountain was purchased in June of 2020. The skimmer was recently cleaned. Lollo proposed that the fountain not be turned off. Kevin suggested that algae might be clogging it or there might be an electrical problem. Kevin is going to follow up this issue.
- Architecture
 - Review of Requests: One request was approved for an awning and attic fan for an owner on Settlers Lane .

- Landscaping
 - Management of Recent Requests
 - Review action plan of recent requests: Lollo reported that all requests have been addressed.
 - New Requests: None
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 - Regular Maintenance: Lollo is very satisfied with progress Sam's Landscaping has made including mulching. Lollo's proposal is to not begin mowing until May to allow the grass to thrive. Lollo has been looking at properties which could benefit from beautification. He is going to review the plan and adjust due to budget. Lollo is going to make the proposed list and circulate it to the Board.
 - Lollo also plans to walk through the Keys with a representative of TruGreen to assess progress
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 - Irrigation
 - New repairs if any: Malin Irrigation has been in touch with Lollo. Malin irrigation is doing an audit of the Irrigation system to diagnose any work needed. This should be completed next week. Lollo will follow up.
 - Budget estimates: Pending audit.
 - Tree Service: Lollo will walk the area with Mike from Fitness Tree to do an assessment.
 - Storm Water Projects. Tim from Rainstorm Solutions is coming out on 4/12 to look at the pond and review with Lollo any suggestions.
- Date for next meeting: May 9, 2024 @ 12:00
- Adjourn: Meeting was adjourned at 12:50