

Keys at Kure Beach Homeowner's Association Agenda

January 11, 2024

12:00 PM @ the Clubhouse

Attendees:

- Board Members: Russ Timmons, Eve MaCurry, Frank Watkins, Cathy Spiegel, Lollo Erickson
- Office Staff: Kim Gargiulo
- Network Realty: Kevin McKoy
- Homeowners: None

Agenda:

- Opening: Russ opened the meeting at 12:00
- Approval of December Minutes: Cathy made a motion to approve the minutes. Frank seconded it. Minutes approved.
- Review and Set of Agenda (Items to be added to the agenda, if any)
One issue was raised. See below.
- Board Actions Since Last Meeting: Lollo sent Neska from Sam's Landscaping the new contract. He does not expect any changes. Kevin said that it's time to get the landscapers to trim bushes, hedges etc. Kevin and Lollo and Russ will be meeting with Neska.
- Financial Report: nKim Gargiulo gave the report. She discussed that 30% tax was paid for the profit from the CD. All charges for the month of December were typical monthly expenses except for the bill paid to Malin Irrigation for repairs. She discussed the budget including income from dues and CDs. Electricity was higher because of the fountain. We have a profit of \$41,000. Kim discussed the reasons why which included: high interest on CDs, no attorney or hurricane repair fees this year, the lawn treatment paid to Tru green, insurance premiums and irrigation around the pond came in lower than expected. Grace suggested to Kim that the **Keys** move \$20,000 into a new CD with a rate of 4.6% and the Board agreed to this.
- Insurance
 - Review of owners who have not yet provided proof of insurance
Five owners have failed to provide proof of insurance. Kim from Network Realty is following up.
- Pond: Frank read a text from Wayne regarding the pump house and needed repairs. Wayne volunteered to work with another resident to do some of the repairs. Duke needs to repair the electrical work. The meter needs to be remounted. Kevin will follow up. Russ questioned if the pump needs to be turned off if we have upcoming freezing weather. Kevin said that the pond fountain should be kept running.
- Architecture

- Review of Requests: None
There were questions about window at 657 Sloop Pointe. The window appears to have no dividers and is tinted. Kim will look for the request and Russ to follow up.

- Landscaping

- Management of Recent Requests
 - Review action plan of recent requests
- New Requests: Mike and Maureen Clem had their front yard replanted as per a sketch that Mike and Lollo agreed upon. Sam's planted a magnolia at Mike's request. It was agreed that it was a bad idea if it is a regular magnolia of a dwarf. Lollo thought that it would be better to plant a different kind of plant.
 - Review new requests and provide response
- Regular Maintenance
 - Updates on regular maintenance Lollo reported that there is not a lot happening now. Several tree have been taken down and need to be replaced.
 - Special projects
- Irrigation
 - Update on function and new repairs to be reviewed: Nothing to report
 - Budget summary
- Tree Service
 - Review updates and plans: Nothing to report
- Storm Water Projects
 - Review updates and plans: Nothing to report

- Other

- As decided by the Board at opening of meeting: See above

Top to Bottom is leaving the company trailer in a driveway for an extended period of time when they don't seem to be working there. Lollo will speak to the company owner. Trailer should only be on a property while work is being done.

- Date for next meeting: Thursday, February 8, 2024 @ 12:00
- Adjourn. Meeting adjourned @ 12:39.