

## Keys at Kure Beach Homeowner's Association Agenda

May 9, 2024

12:00 PM @ the Clubhouse

### Attendees:

- Board Members: Eve MacCurry, Frank Watkins, Russ Timmons, Cathy Spiegel, Lollo Erickson
- Office Staff: Kim Garguilo
- Homeowners: None

### Agenda:

- Opening: Russ opened the meeting at 12:00
- Approval of April Minutes: Minutes approved
- Review and Set of Agenda (Items to be added to the agenda, if any) None
- Board Actions Since Last Meeting: (See addendum).
- Financial Report: Kim gave the financial report. She reviewed the P&L statement. All the charges this month were normal and ordinary except for the plants. Comparing everything from last year, everything is on target. Water meter at the gate is paid for by KBV for this month. Long term maintenance no money has been spent yet. Investments are doing well. One owner is 3 quarters delinquent in dues. A letter has been sent that she must pay or face a lien.
- Insurance
  - Review of owners who have not yet provided proof of insurance. Kim reports that this is not a current problem since only 5 owners have not provided proof in the last month.
- Pond: Frank reported that the fountain is working well. Dragonfly Pond has sent a report on their observations and treatments.
- Architecture
  - Review of Requests: Russ reported that no new requests have been sent to him.
- Landscaping
  - Management of Recent Requests
    - Review action plan of recent requests
  - New Requests: Owner at 814 SPL requested some plants in a barren area. Owner at 809 KVV requested plants. An owner requests that Sam's workers not blow grass into the pond. Lollo will follow up with Fortuna and Neska.
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  - Regular Maintenance
  - Russ discussed TruGreen and the fact that TruGreen gave a warranty to an owner of a single house. Lollo questioned if this was in writing. Discussion included letting the

subcommittee do its job and propose a path forward to the entire Board. We are not signing the TruGreen contract at this time.

- Beatification project has been completed by Sam. The cost of the project was \$2150. There is not enough money left to accommodate additional requests. A review of the budget reveals that there is money in other parts of the budget can be used for this purpose.
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  - Irrigation
    - New repairs if any. One owner reported that her sprinkler head is broken. Cathy questioned how many sprinklers are up and running completely. Lollo said that he was unsure if the sprinkler audit has been completed. Lollo will follow up with Mike Matlin. Owner at 814 SPL reported another sprinkler broken.
    - Budget estimates
  - Tree Service
  - Fitness Tree will be trimming trees on June 10.
  - Storm Water Projects: Stormwater Solutions had suggested flushing the pipes twice a year Lollo will follow up.
- Date for next meeting: The next meeting is scheduled for June 13, 2024 @10:00
  - Adjourn: The meeting adjourned at 1:05