

## Keys at Kure Beach Homeowner's Association Agenda

June 13, 2024

12:00 PM @ the Clubhouse

### Attendees:

- Board Members: Russ Timmons, Cathy Spiegel, Frank Watkins, Lollo Erickson, Eve MacCurry,
- Office Staff: Kim Garguilo
- Homeowners: Conrad Swann
- Network Realty: Kevin McGee

### Agenda:

- Opening: Russ opened the meeting at 12:00
- Russ discussed the prospective accountant who has been interviewed by the Mike Smith and Russ, Grace and Peter Beardsley.
- Approval of May Minutes: Approved
- Review and Set of Agenda (Items to be added to the agenda, if any) None added
- Board Actions Since Last Meeting: None
- Financial Report: The check detail for May was normal. Bob Spiegel was reimbursed for sprinkler heads. Rainstorm Solutions was paid for annual inspection of pipes. Discussion will be had with them about possible twice yearly inspection. Two owners will be contacted about unclogging their gutters. Kevin will reach out to those owners. P&L right now we are on target with more money to be spent'. Kim went line by line Malin Irrigation, Water Bill, Fitness Tree, Insurance costs, 10,000 planned surplus. Kevin is following up on the meter which still runs in the winter time. No Money spent yet in long term maintenance. The Corning CD comes due on 6/16/24. Kim will meet with Frank to discuss next steps. Kim reviewed the Balance Sheet. Kim discussed with Frank one owner who is in arrears over \$1000. Frank will reach out to the owner. Kim has already sent a lien notice letter.
- Budget Planning for 2025 and Planning the Annual Report: Regarding budget planning, Kim has already started this process. Kim is hoping to coordinate with Frank, Grace and possibly the new accountant. It was agreed that a major part of the budget is designated for landscaping. Lollo discussed that contracts must be considered in budget planning. Kim discussed the termite bond which is coming due in 2025. This is projected to be approximately \$30,000. This involves all the properties. Kim is going to follow up on this issue. Looking forward to 2027, repainting needs to be done. Roofs are set to be redone in 2028.
- Annual report: Lollo volunteered to be the editor of the document. Kim will currently get it started.
- Insurance

- Review of owners who have not yet provided proof of insurance. Five owners need to provide insurance proof. However, no one is significantly late in providing this information. Kim will follow up with Kim from Network Realty.
- Pond: Frank reported that the fountain cuts off and then pops back on intermittently. It could be a loose breaker. Kevin proposed that it might have a rest cycle or possibly a short.
- Architecture
  - Review of Requests: One owner put in a new window. One owner put in a vent. Another owner has put in a request for new windows in the back of the unit. All requests are within allowable guidelines.
- Landscaping
  - Management of Recent Requests
    - Review action plan of recent requests
  - New Requests: None except for irrigation requests and trees which were addressed by Fitness Tree.
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  - Regular Maintenance
    - TruGreen review: Lollo reached out to Ike at TruGreen to express our disappointment. Ike requested a list of all the things that the Board is disappointed with. Lollo already discussed some of the things with which we have been disappointed.
    - Proposal from Freedom Lawns: We have Freedom Lawns proposal. It is a significantly higher than our budget allows. Russ proposed that we sod the really dead spots, and enlist community help. Russ also discussed improving the sprinkler system so that all areas get watered.
    - Kim mentioned that the budget for landscaping is \$1500 for the rest of the year. As a result, we don't have a budget to sustain the proposed budgets. Lollo proposed three options: go with TruGreen, Look at Freedom Lawns and reach out to the community, or reject both companies and have no lawn service and see what Sam's could provide with sod. After discussion, the Board has determined that we will reject both contracts and work with Sam's to do nutrition and weed control and to re-sod bare spots. The Board will also reach out to Bob Spiegel to work with Kevin to spearhead the sodding initiative. Kim was able to pinpoint some areas where money could be moved to support the project.
    - Lollo has been in contact with Sam's administration regarding the performance of the company to date.. Additionally, moles and grub worms were discussed. Kevin recommended mole traps.
  - Irrigation
    - New repairs: Lollo has reached out to Mike Malin. His wife has taken over the business. Lollo is hopeful that with Mrs. Malin, there will be an improvement of service. The current work order should be completed by the end of the month.
  - Tree Service: Fitness Tree has completed its tree service. Lollo will reach out for requests next year.
  - Storm Water Projects: Lollo will discuss with Tim from Rainstorm Solutions concerning next year. Russ has not heard anything from the Town of Kure Beach Rainstorm committee

- Other
  - As decided by the Board at opening of meeting: None
- The date for the next meeting is
- Adjourn: The meeting adjourned at 1:45