

Keys at Kure Beach Homeowner's Association Agenda

Monday, July 8, 2024

11:30 AM @ the Clubhouse

Attendees:

- Board Members: Cathy Spiegel, Frank Watkins, Eve MacCurry, Lollo Erickson
- Office Staff: Kim Garguilo, Kate Pascarosa
- Homeowners: Bob Spiegel.
- Network Realty: Kevin McCoy

Agenda:

- Opening. Cathy opened the meeting at 11:33
- Approval of June Minutes: Approved
- Review and Set of Agenda (Items to be added to the agenda, if any)
- Board Actions Since Last Meeting: See landscaping
- Financial Report: Everything was typical except for an invoice for Fitness Tree. P&L still waiting for invoice from Malin Irrigation. Landscaping budget is on track. Long term maintenance has money available. Corning CD rolled over. 11 month CD @ 5% interest. We are ahead of last year. Only one owner owes dues in an excessive amount. .
- Preparing the Annual Report: Lollo is planning to prepare the report at the end of July working with Kim.
- Budget Planning for 2025: Canady sent the termite bond and reapplying fee. Kevin explained the process of applying chemicals which control the termites. This is done every ten years. (Rainstorm Solutions and) Grace McGee will be involved in the budget planning
- Insurance
 - Review of owners who have not yet provided proof of insurance: 20 people have been sent emails to request proof of insurance
- Pond: The pond is low. The fountain may need repair
- Architecture
 - Review of Requests: None
 - Management of Recent Request: None
 - The Issue of the wall being on the property for sale was discussed. The KBV HOA president is looking into a solution.

- Landscaping
 - Review action plan of recent requests
 - New Requests
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 - Regular Maintenance
 - Request of KBV homeowner at 808 Boca Court. Lollo has spoken to the owner to have Sam's trim some of the vegetation, but not to remove the privacy barrier. Discussion of whether to contribute to the removal of the woods was had. Lollo stated that if you have a need you should send a request.
 - Irrigation
 - Malin Irrigation status. Malin Irrigation lost its technician, so they are not able to provide service at this time. Lollo requested a work order from Malin showing where the broken sprinkler heads are located. Discussion was had of whether there was a map of where all of the sprinkler heads are located. Lollo discussed how the irrigation system could be added onto for improvement. Lollo wanted to know how many of the repairs were completed before the technician left the company. Lollo will reach out to Ashley Malin to find out what repairs were completed.
 - Sam's potential role in repair of sprinkler heads. Not discussed because they are not in the position to do this at the present time.
 - Jeff Cline's service potential. The Board will reach out to Jeff Cline to see what services he can provide. Jeff will replace and repair a controller.
 - Tree Service
 - Storm Water Projects: Stormwater Solutions inspects and found debris Tim our contact suggests that the pond be inspected twice per year. \$825 x 2. Gutter guards were discussed as an alternatives. Kevin is in discussion with homeowners and contractor. This matter to be discussed next month.
- Other
 - As decided by the Board at opening of meeting: None
- Date for next meeting: Thursday, August 15, 2024 @11:00
- Adjourn: The meeting was adjourned @ 12:35.