

Keys at Kure Beach Homeowner's Association Agenda

September 12, 2024

11:00 AM @ the Clubhouse

Attendees:

- Board Members: Eve MacCurry, Lollo Erickson, Frank Watson, Cathy Spiegel,
- Office Staff: Kim Garguilo
- Homeowners: Ed Wilkinson, Nancy Brickman, Bob Spiegel
- Network Realty: Kevin Mckoy

Agenda:

- Opening: Cathy opened the meeting at 11:13
- Approval of August Minutes: Minutes were approved.
- Review and Set of Agenda: No items added
- Presentation by owner Ed Wilkinson. Ed offered a presentation about architectural review on flashing and NC codes regarding flashing on houses on the Pleasure Island. Ed recently had a new roof on his townhouse. Ed wanted his house to be up to NC building code. The original flashing that is found on the townhouses is not up to code. Thus leaks could occur. Ed requests permission to have the flashing covered with a band boards so that they will not be visible. The Board agreed to approve Ed's request. Lollo made the motion to approve the project. Eve seconded the motion. The Board will see how Ed's project turns out before approving this for the entire community. Nancy brought up the fact that during the last roofing cycle, some owners did not comply with the roofing recommendations.
- Board Actions Since Last Meeting: Ed Wilkinson's roof was approved. The Annual Meeting package was reviewed and approved.
- Financial Report: Kim gave the financial report which included: Insurance costs, paid KBV for half of the annual fee for quick books, , the P&L report, Insurance costs came in a little bit less than we had predicted, nothing was spent in long term maintenance, investments are looking good, owner balances, (one owner is delinquent for over \$1,000)
- Insurance
 - Review of owners who have not yet provided proof of insurance: Kim reported that there is a group of 10 people who have not yet offered proof of insurance. Kim is working with Network Realty on this issue.
- Pond: Frank reported that Dragonfly Pond has treated the pond for algae. Lolo suggested that Sam's could help with algae removal. Kevin is certain that Dragonfly will provide a site visit to educate the Board as to what services they provide.

- Architecture
 - Review of Requests: Ed's roof approval was done.
 - Owner, Steve Turner, had a question about house paint availability. The Board discussed what to do about this problem. Kevin was going to discuss this with Kerwick Painting.

- Landscaping
 - Management of Recent Requests
 - Review action plan of recent requests
 - Requests: 809 BVW needs a new bush, 814 SPL has a downspout issue, 805 KVV needs tree maintenance, 841 SPL requests tree service, area between 645 and 641 Settlers Lane needs trimming, 601 SPL has a bush issue. Bocca Court Trimming
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 - Regular Maintenance:
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 - Irrigation
 - New repairs Lollo thanked Bob for his work on the repair of the sprinkler heads. Many have been fixed, but many still have to be addressed.
 - Tree Service

 - Storm Water Projects: Nothing new.

- Date for next meeting: October 5, 2024 November meeting is scheduled for November 14, 2024 @ 11:00

- Adjourn