

Keys at Kure Beach Homeowner's Association Agenda
November 14, 2024
11:00 AM @ the Clubhouse

Attendees:

- Board Members: Eve MacCurry, Lollo Ericksson, Frank Watson, Bob Spiegel,
- Office Staff: Kim Gargiulo
- Homeowners: Ed Wilkinson, Steve Ebberts, Ken Richardson, Marita Ericksson, Kathy Ax
- Network Realty: Kevin Mckoy

Agenda:

- Opening: Eve opened the meeting at 11:00
- Approval of Sept. Minutes: Minutes approved.
- Review and Set of Agenda: Ken Richardson asked to be added to the agenda.
- **Approval of Board Positions** – Pat Brennan has been appointed to the board
 - President: Eve MacCurry
 - Treasurer: Frank Watkins
 - Secretary: Pat Brennan
 - Landscaping: Bob Spiegel (irrigation, lawn service, beautification) and Lollo Eriksson (liaison with Sam's and Fitness Tree, storm water mitigation)
- **Homeowner Ken Richardson asked to be added to the agenda**
 - Ken said that there is a political sign at 645 Settlers Lane that needs to be addressed.
 - Ken noted an incident on Settlers Lane where a neighbor spoke offensively to another neighbor.
 - The board noted that political signs are not permitted. The Keys HOA Rules and Regulations state: "This document regulates or prohibits the display of political signs" and "Interior window coverings, if used, must be white backed and maintained at all times."
 - The group discussed the possibility of enforcing garages to be closed when owners are not home. The group determined that it would be difficult to enforce and is not feasible.
- **Termite Reports:** Kevin notified the owners who had standing water in their crawlspace. There are two homeowners who still need inspections and Kevin is following up with them. Kevin will send the termite report from Canady to each homeowner.
- **Financial Report:** Kim reported that everything is on budget except for the irrigation water bill from the Town of Kure Beach. This is over budget due to two irrigation heads, which were leaking and have now been repaired. Bob noted that they will turn off the irrigation within the next week. Nothing has been spent yet in long term maintenance. Investment income in CDs is doing well. One owner is delinquent for over \$1,000 and Kim will send a 15-day lien warning notice.

- **Insurance:** Kim reported that there are 18 owners who are now past due on providing proof of insurance. Kevin is following up with the owners.
- **Pond:** Frank reported that he is setting up a time to meet with Dragonfly Pond service to review the service that they provide.
- **Architecture:** Frank reported that the 825 KVW deck was approved.
- **Landscaping:**
 - Lollo reported that he will follow up with Neska to ask her to trim the bushes soon. The last cutting of the grass is Nov. 16. He noted that special projects can be arranged as part of the contract for no additional labor cost.
 - Sam's Contract for 2025 – Lollo and Kevin will ask Neska to add a schedule for lawn treatment to the contract. When Neska sends the updated contract Eve will sign it.

Landscaping Requests

- 833 KVW – Lollo and Bob are working to get plants for this area. Lollo has followed up with the owner.
- 833 SP – Jeff Cline is repairing the sink hole. Kevin will follow up with the owner.

Landscaping Beautification

- Bob noted that Patrick Dietz has volunteered to help him with cleaning up lawn areas that need attention.
- Lollo is looking into purchasing rock covers for utility boxes

Irrigation

- Bob reported that the front wall at Kure Village Way wall irrigation needs to be repaired and then sod will be laid.
- **Storm Water Projects:** Lollo shared a proposal from Rainstorm Solutions to mitigate storm water issues. He proposed that the board consider beginning this project between 558 Anchor – 662 Sloop point lane and continuing into other areas next year. He will email the board the proposal for their consideration. Kim noted that there are funds in the long-term maintenance budget for this year that can be used for this project.
- **Painting and roofs:** Pre-painting inspections are scheduled to begin in 2026, painting in 2027, roofing in 2028. Kevin reached out to Kerwick and will reach out to two more companies for a proposal.
- Date for next meeting: December 12, 2024 at 11:00am in the KBV Clubhouse
- Adjourn