

Keys at Kure Beach Homeowner's Association Agenda
December 12, 2024
11:00 AM @ the Clubhouse

Attendees:

- Board Members: Eve MacCurry, Lollo Ericksson, Frank Watson, Bob Spiegel, Pat Brennan
- Office Staff: Kim Gargiulo
- Network Realty: Kevin Mckoy

Agenda:

- Opening: Eve opened the meeting at 11:00
- Approval of Nov. Minutes: Minutes approved.
- Review and Set of Agenda.
- **Political Signs:** Email was sent to community to remind owners political signs are not permitted. A letter was sent from Network to the owner at 645 Settlers to remove a political sign. The owner said the sign was taken down. Bob shared that he has been communicating with the owner of 645 Settlers about sharing positive messages.
- **Volunteer Incentives:** Bob suggested volunteers receive payment or a reserved beach spot. Eve suggested a yard sign or recognition on the website or a nice gift. Kevin suggested a Home Depot gift card. Next year add a budget line item for volunteer incentive.
- **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 some irrigation heads, which were leaking and have now been repaired or turned off. Bob noted that they will turn off the irrigation within the next week. Nothing has been spent yet in long term maintenance. We will use long term maintenance funds to pay for the retention wall stone project in December. Investment income in CDs is doing well. One owner is delinquent for over \$1,400 and Kim will follow up with the lien.
- **Insurance:** Kevin reported that there are 5 owners who are now past due on providing proof of insurance. Kevin is following up with the owners.
- **Pond:** Pat reported that the fountain was off and he turned it back on.
- **Architecture:** Frank reported plans received to replace the roof at 837 & 833 Sloop Pointe. He will follow up regarding the shingles to ensure they match and if so, he will approve the roof. Eve noted that 550 Anchor way has added a screen in front of the garage door. She will follow up with the owner to let them know it needs to be moved inside.
- **Landscaping:**
 - Lollo reported that bushes were trimmed in November.

- Sam's Contract for 2025 – Lollo will follow up with Kevin and then Kevin will follow up with Neska to add a schedule for lawn treatment to the contract. When Neska sends the updated contract Eve will sign it.

Landscaping Requests

- 833 KVV – Lollo noted that they will hold on adding new plants to the back until spring since the owner is not living there full time to water them.

Irrigation

- Bob reported he is working with Sams on the retention walls. He noted that Sam's will do this on Wednesdays as part of the contract. The irrigation for the back of the houses is from the pond.

Tree Removal

- Bob removed trees on Sloop.
- **Storm Water Projects:** Lollo shared a proposal from Rainstorm Solutions to mitigate storm water issues between 558 Anchor – 622 Sloop point lane and continuing into other areas next year. The cost for the project is \$4523. Kim noted that there are funds in the long-term maintenance budget for this year that can be used for this project. Bob suggested emailing the owners about putting up rain gutter guards. Kevin suggests that HOA covers the cost for a onetime screening of all the gutters. Lollo asked Kevin to get a proposal for the gutters for the 8 properties between 558 Anchor – 662 Sloop. Eve made a motion, Frank seconded. The board approved the \$4,523 project. Lollo will contact Rainstorm Solutions to schedule the project.

Landscaping Beautification

- Lollo will purchase one rock covers for utility boxes \$464. He will be reimbursed.
- Date for next meeting: January 9, at 11:00am in the KBV Clubhouse
- Adjourn