

Keys at Kure Beach Homeowner's Association Agenda
January 9, 2025
11:00 AM @ the Clubhouse

Attendees:

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

Agenda:

- Opening: Eve opened the meeting at 11:00
- Approval of Dec. Minutes: Minutes approved.
- Review and Set of Agenda.
- **Financial Report:** Kim reported that the overall budget for 2024 was under by \$19,000. \$30,000 will be added to the reserves. This is because the investment income from CDs was higher than expected. Also, the long-term irrigation repairs came in lower than expected. We didn't have to spend anything in attorney fees and only a small amount was spent in storm repairs. One owner is delinquent for over \$1,400 and Kim has reached out to the attorney to file the lien.
- **Insurance:** Kevin reported that there are 5 owners who are past due on providing proof of insurance. Kevin is following up with the owners.
- **Pond:** Frank reported that all is good with the pond.
- **Architecture:** Frank reported plans received to replace the roof at 646 SP & 642 SP and 625 SP & 629 SP. He has approved the new roofs and owners have been notified. Eve noted that 550 Anchor way has added a screen in front of the garage door. Bob might have spoken with the owner. The board discussed that the covering should be inside the garage and not on the exterior. An email will be sent to the community.
- **Landscaping:**
 - Lollo thanked Bob and Patrick for all of their great work on landscaping. The stone formations look great.
 - The next area to address is Kure Village Way and Settlers corner and the corner of Anchor way.
 - The artificial plastic rock cover is behind 814 Sloop Pointe and looks nice.
 - Bush trimming will begin in late January and early February.
 - Mulch will be delivered in March.
 - Sam's Contract for 2025 is \$41,400
- **Storm Water Projects:** Lollo shared that Rainstorm Solutions completed the storm water mitigation project between 558 Anchor – 622 Sloop point. The cost for the project is \$4523 and was included in the 2024 financials.

- **Gutter Gaurds** – Kevin is working with Laird to get these installed between 558 Anchor – 622 Sloop. Kim will send Kevin the email list of the owners at those addresses.

Irrigation

- Water bills were show that all meters are turned off except for the entrance wall. Bob will look into this soon.

KBV Covenants vote – Eve will ask YiFeen to send an email reminding Keys owners to vote.

- Date for next meeting: February 20 at 11:00am in the KBV Clubhouse
- Adjourn