

Keys at Kure Beach Homeowner's Association Agenda
Feb. 21, 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 11:03
- Approval of Jan. Minutes: Minutes approved.
- Review and Set of Agenda.
- Actions since last meeting: The Board voted through email to add to the Keys Rules and Regulations:

Unit Accessories: g. "If an owner wishes to have a covering added to the garage door such as a mesh or screen, that covering must be added to the inside of the garage door. In that way, the covering will not be visible from the street when the garage door is closed."

An email was sent to the community regarding the change. Bob assisted one owner in removing their screen. There is another owner who still has a screen up and the Board will give them until next month to remove the screen before further action.

- **Financial Report:** Kim reviewed the check detail report where we spent approximately \$6,000 in January in normal expenses. The one owner who was delinquent for over \$1,400 has paid down their amount owed to under \$1,000. They said that they will start to make monthly payments to fulfill their amount overdue.
- **Insurance:** Kevin reported that there are many 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. He will reach out to Dragonfly to set up a meeting with them to discuss their services.
- **Architecture:** There have not been any new requests since the last meeting.
- **Landscaping:**
 - Beautification: Lollo will set up a meeting to discuss the beautification plan when he is back in town.
 - Bob is continuing to work on installing the stone walls.
 - Mulch will be delivered in March.
 - Bob noted that the Town has installed an additional storm water drain on Kure Village Way. He plans to speak with the town regarding the damaged grass near the drain.

- **Storm Water Projects:** The gutter guards were installed between 558 Anchor – 622 Sloop. The board approved payment of this project as the guards are needed to help with the storm water mitigation project completed by Rainstorm solutions in December. An owner asked the board to be sure to communicate with owners when work is being done to their unit. The Board reached out to the owner to acknowledge their concern. Pat asked about gutter guards for the homes on Kure Village Way.

Irrigation

- Water bills show that all meters are turned off except for the entrance wall. Bob is working with Jeff Cline on this area.
- Date for next meeting: March 13 at 11:00am in the KBV Clubhouse
- Adjourn