

**Keys at Kure Beach Homeowner's Association Agenda**  
**April 10, 2025**  
**11:00 AM @ the Clubhouse**

Attendees:

- Board Members: Eve MacCurry, Lollo Eriksson, Frank Watkins, Pat Brennan
- Office Staff: Kim Gargiulo

Agenda:

- Opening: Eve opened the meeting at 11:00
- Approval of March. Minutes: Minutes approved.
- Review and Set of Agenda
- Actions since last meeting: There was an executive session held.
- **Financial Report:** Kim noted that all March expenses were typical and that we are currently on budget. The owner of 845 Sloop continues to be delinquent and owes more than \$1,000. There was an executive session of the Board held on 4/3/25 to discuss this situation. The Board asked Kim to send the 15-day lien notice letter as the lien process will begin if payment is not received by April 25 as promised by the owner. The landscaping will not resume if payment is not received. A signed payment plan from the owner is required by April 25 in order to resume landscaping. The board voted at the executive session to change the late fee policy to 1.25% for the first month late and after that 10% of any unpaid assessment past the first month.
- **Insurance:** Kevin is continuing to follow up with owners who are past due.
- **Pond:** Eve met with Dragonfly Pond. They showed her their scope of work. Frank asked about white pipes at the pond. Lollo will look into solutions to make this look better. He suggested green fencing and will look into pricing to share with the board. Pat noted that there have been kids fishing at the pond.
- **Architecture:** Frank reported approved requests since the last meeting:
  - 657 Settlers – new windows
  - 656 Settlers – mini split
- **Landscaping:**
  - Lollo reported that the beautification project is completed. The rocks will need to be continually treated for weeds.
  - Mulch is done. The irrigation is running but there are a few issues that Jeff is working on.
  - Starting weed control next week. The inner circle will be first then outer the following week.
- **Project Proposal** for beautification of the location at the corner of Sloop across from 654. Bob propped to beautify this area as grass won't grow. He suggested creating a landscape gravel area and possibly add a bench. Budget funds of up to \$700 from the "unidentified" maintenance items are available.
  - Eve made a motion to approve the project as described

- Lollo seconded
  - Unanimous
- Date for next meeting: May 8 at 11:00am in the KBV Clubhouse
- Adjourn