

Keys at Kure Beach Homeowner's Association Agenda
May 8, 2025
11:00 AM @ the Clubhouse

Attendees:

- Board Members: Eve MacCurry, Lollo Eriksson, Frank Watkins, Pat Brennan, Bob Spiegel
- Office Staff: Kim Gargiulo
- Network Real Estate: Kevin McKoy

Agenda:

- Opening: Eve opened the meeting at 11:00
- Approval of April. Minutes: Minutes approved.
- Review and Set of Agenda
- Actions since last meeting:
 - **Flag** – The Betsy Ross flag with 13 stars was displayed at the front of a Keys unit. Both the HOA office and Network Real Estate Received a complaint as the Keys Rules and Regulations state: “The USA and NC State flags are the only ones that may be displayed in the front of the unit.” After some research from the Board, it was found that some groups are using the Betsy Ross flag to represent something else. Eve made a motion to amend the Keys Rules and Regulations to state “The current USA and NC State flags are the only ones that may be displayed in the front of the unit.”
 - Lollo Seconded
 - Bob, Eve and Lollo voted in favor of the motion and it passed.
- **Feeding wildlife** – There have been several complaints regarding an owner feeding wildlife at the Keys pond. Eve visited the KB Police Department. They suggested the board add a rule in the Keys Rules and Regulations. Eve made a motion to add the following to the rules and regulations: “Feeding wildlife promotes unsanitary conditions and is detrimental to the community. It is also harmful for the wildlife, and poses dangerous risks to household pets and people. Furthermore, feeding wildlife near residential areas often attracts animals onto properties, where they may build nests and cause costly damage to buildings. As a result, Keys residents are prohibited from feeding wildlife in common areas.”
 - Lollo – seconded
 - Unanimous vote and the motion passed.
- **Financial Report:** Kim noted that all April expenses were typical and that we are currently on budget. The owners of 845 Sloop and 681 Settlers have made a payment and created a payment plan for their past due balances. The board will waive additional late fees if the payments are made on the date of the agreed upon plan.
- **Insurance:** Kevin is continuing to follow up with owners who are past due. Bob asked about the coverage amount. Kevin noted that the insurance coverage amount varies based on several different factors.
- **Pond:** The fountain went down and Pat turned it off and turned back on and now it works.
- **Architecture:** Frank reported: **810 Sloop** – Deck extension requested to 12 feet. Frank made a motion to allow the owner to extend to 12 feet. The board voted in favor of this with the modification that that

the deck and/or the stairs should not interfere with the irrigation water line. Frank will let the owner know that any underground damage to the water line will be at the owner's expense.

- Next step – Eve and Kim will review the architectural guidelines to make sure that the deck 12 foot extension maximum is included.
- **628 Settlers Lanes** – Pat noted that there are many exterior repairs needed. Kevin will follow up with the property management company.
- **Landscaping:**
 - Lollo reported that the grass should be cut every other week. Pat noted the weeds grow high in one week beside the side of his unit at the corner of Kure Village Way and Sloop. Lollo will ask Sam's to mow that area every week, but to mow the front yards every other week. The group will continue to monitor this and move back to mowing once per week if needed.
- **Tree Maintenance.:** Lollo is meeting with Fitness Tree on May 13 to evaluate which trees need attention. Lollo will draft an email to be distributed asking owners if they have trees that need attention.
- **Rock areas** - Bob will handle spraying the rocks with natural herbicide to remove the weeds.
- **Irrigation:** The irrigation is on for approximately 15 minutes at 5am every other day.
- **642 Sloop** – The owner noted that there is water in their garage. Lollo and Kevin feel that it is not related to irrigation and shared a plumber recommendation.
- **681 Settlers Lane** – Irrigation is leaking water. Kevin will contact Jeff Cline to repair.
- **Water usage** - Bob would like to see the irrigation water usage per meter per month. Kim will chart the water usage and share with him.
- **Sloop Point Lane Project Proposal** -Bob propped to beautify this area as grass won't grow. He proposed to increase budget for the project to \$1,500 – Eve made the motion to use funds of up to \$1,500 from the “unidentified” maintenance line
 - Lollo seconded
 - Unanimous
- **Storm water**
 - Frank will attend the town storm water committee meeting next week and report back to the group.
 - Rain water solutions came out and performed their annual maintenance

Other - Lollo has a table to donate to the Keys for the gazebo. He asked the group to discuss and decide if the Keys would like to accept the table.

- Date for next meeting: June 12 at 11:00am in the KBV Clubhouse
- Adjourn at 12:11pm