

**Keys at Kure Beach Homeowner's Association Agenda**  
**June 12, 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
- Homeowners: Nancy Brickman

**Agenda:**

- Opening: Eve opened the meeting at 11:00
- Approval of May Minutes: Minutes approved.
- Review and Set of Agenda
  
- Actions since last meeting: Lollo noted that the seating area looks beautiful and is almost complete. Palm tree trimming is complete.

**Feeding wildlife** – Feeding wildlife is prohibited per the Keys HOA rule and regulations. Pat uses remote cars to encourage the geese to walk away from the area. The board feels that this is a humane method per the rules outline by the Humane Society. There is an alligator in the pond. Alligators are native to North Carolina and inhabit various freshwater areas like bays, lakes, rivers, creeks, marshes, swamps, and ponds according to NC Wildlife. Alligators and people generally coexist peacefully in coastal habitats, and seeing one in a neighborhood pond or canal is not usually cause for alarm. If the alligator start showing strange behaviors, the board will contact the North Carolina Wildlife Resources Commission.

- **Financial Report:** Kim noted that all May expenses were typical and that we are currently on budget. We will move funds from the “mulch” and “long-term irrigation” line items to the “tree maintenance” line item. Eve made motion and the group approved the movement of funds. The owners of 845 Sloop 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.
- **Annual Meeting plan** –Kim will create a draft of the 2025 executive summary in Google docs and share it with Lollo and Eve prior to the next board meeting. The first draft of the budget and executive summary will be shared with the Board in the beginning of Aug for their review. The second draft will be complete by mid-August for the final documents to be sent to the community on Sept. 4. The annual meeting will be on Oct. 4. The termite re-application will be on Oct. 3. Kevin will manage the process with Canady and let the board know next steps.
- **Insurance:** Kevin is continuing to follow up with the 15 owners who are past due on providing their proof of insurance.

- **Pond:** Pat attended the Town of Kure Beach Pond committee meeting. Pat noted that someone at the meeting mentioned that Dragonfly wasn't reliable. However, the board is pleased with Dragonfly's service for the Keys Pond.
- **Architecture:**
  - **801 Kure Village Way** - New roof request from Pat Brennan. Waiting on the neighbor's paperwork.
  - **628 Settlers Lanes** – Repairs were made.
- **Concerned resident about an unlicensed contractor** – Kevin said it is not an HOA matter.
- **Landscaping:**
  - Nancy noted the pruning of bushes should be done at another time of year so that the gardenias and azaleas bloom. Lollo will look into the timing of the pruning. Frank noted that there is a new weed coming up and Lollo will ask Sam's to do the weeding.
- **Tree Maintenance:** 54 palm trees were on the list to be trimmed by Fitness Tree. Fitness tree accidentally trimmed an extra 20 trees in the area that were not on the list. It was an internal miscommunication with Fitness Tree employees. Lollo is working with Fitness Tree to make sure the Keys HOA is not charged for the extra trees that were trimmed. Fitness Tree will be trimming the other trees in the Keys on June 27 and June 30. Bob will be the point person on those days.
- **Post meeting note: A careful re-count of all Key's palm trees by the Board reveals the number is 73 and not 54.** The count excludes the Villages Palm trees around the Pool area on Settlers Lane but does include Palm trees outside of the white wall around the intersection of Kure Village Way and Sloop Point Lane. Therefore, the invoice from Fitness Tree will be approved and processed.
- **Water bills** – Bob reported that there are six water meters running high. Two of these have been repaired. Bob checked the other four and reset the timers. There is a meter on Settlers being fixed today by Jeff Cline.
- **Seating area project** – The final cost for the project is just over \$2,000. The area looks great. Lollo will ask Sam's to water the plants every Wednesday. The board will consider adding a little free library and more planters in the future.
- **Storm water** - Annual inspection is complete. Gutter protection was installed on two units per recommendation from Storm Water Solutions.
- **Painting** – Pre-painting inspection of units starts in 2026. Kevin will reach out to Kerwick for a painting proposal. Kim will find proposals from the last time the painting was done. The board should appoint a painting chairperson for 2026. The Board would like to stay with the same colors as it is most cost effective to stay with the same colors.
- Date for next meeting: July 10 at 11:00am in the KBV Clubhouse.
- Adjourn at 12:07pm