

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

**Attendees:**

- Board Members: Eve MacCurry, Lollo Eriksson, Frank Watkins
- 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:
  - Eve sent an email to the community about the roofing grant from the North Carolina Insurance Underwriting Association.
  - Pat Brennan noted that the dryer vents in the Keys are not up to code. Eve will draft a message about this.
  
- **Financial Report:** Kim noted that in addition to the routine June expenses, the seating area project at the corner of Sloop Point payment is paid in full and we used available funds from the long-term maintenance budget for this project. The owners of 845 Sloop missed their June payment per their payment plan. The board voted to give them until Aug. 1 to make their payment or they will incur the 10% late fee and the fifteen-day lien notice will be sent.
  
- **Annual Meeting plan** –Kim and Lollo shared the first draft of the 2026 budget. Kim has sent this to the accountant for review and will share it with the Board once received back. The annual meeting will be on Oct. 4.
  
- **Painting** – Kevin has reached out to Kerwick for a proposal. He recommends using Coastal Carolina Remolding to do the pre painting inspection. He will ask them to start the inspections in the fall of 2026. Painting will begin in May of 2027. There are funds in the long-term planning budget for “pre-painting inspection of units,” Kim will ask Grace what this is for.
  
- **Insurance:** Kevin is continuing to follow up with owners who are past due on providing their proof of insurance.
  
- **Architecture:**
  - **801, 805, 809 & 813 Kure Village Way** - New roofs approved and complete
  - **821 & 817 Kure Village Way** – New roofs approved
  
- **Landscaping:**

- Bob noted that it would be nice hold an appreciation luncheon for Sam's Landscaping employees. He will look into a date to do this in the fall.
- **Tree Maintenance:** Tree trimming is complete for the season
- **Wild Flowers:** Eve shared a photo of the wild flowers on the greenway and is interested in creating a space for wild flowers in the Keys.
- **Irrigation** – Bob reported that some water meters running high and he is looking into it.
- **Little Free Library** – Eve suggested adding a Little Free Library in the new sitting area at Sloop Point. The Board approved use of \$500 in funds from long term maintenance budget for this project. Eve will order the kit.
- **Termite Re-application** - Kevin is managing the process with Canady. He emailed the list of dates for re-application beginning in Oct through December. He will get the details from Canady of what each homeowner needs to do to prepare for this. Once Kevin sends the details, we will ask YiFinn to email the community.
- Date for next meeting: August 14 at 11:00am in the KBV Clubhouse.
- Adjourn at 12:20pm