

September 4, 2025

TO: Owners of the Keys at Kure Beach Homeowners Association

We would like to announce that we will hold our Annual Meeting this year, and we encourage all homeowners to attend on Saturday, October 4, 2025 at 10:00 a.m. at the KBV clubhouse – 701 Sailor Court, Kure Beach, NC.

Electronic Voting will take place prior to the meeting. The online ballot will be sent in a separate email to ensure that only one ballot is voted for each property. Voting must be completed by Thursday, October 2, 2025 at 11:00 A.M. to be counted. Only electronic ballots will be counted as no voting can take place at the in-person meeting.

Items on the ballot:

- 1. Election of Board members.** Pat Brennan, Eve MacCurry and Frank Watkins and are on the ballot for re-election.
- 2. Vote on our 2026 budget.** The proposed budget includes keeping the dues at the same rate as this year of \$425 per quarter. Please refer to the budget financial section for a recap of 2025 and forecast for 2026.

Along with this letter, we are enclosing a summary of the primary issues the board has focused on this year and plans for 2026. These items will be discussed at the in-person meeting.

I would like to remind the community, if you have any issues or problems, please contact Kevin at Network Real Estate our property management company at 910-798-3137. They will take care of any problems and contact the board.

As a reminder, the termite treatment will be held this fall. Please refer to the termite instruction document to find the date of your treatment and preparation instructions.

The Keys is a wonderful and beautiful community with many amenities that we enjoy. Our HOA is financially strong and well managed. Many thanks to all of the amazing volunteers!

Sincerely,

Eve MacCurry  
Keys HOA President