

**Keys at Kure Beach Homeowner's Association Agenda**  
**August 14, 2025**  
**11:00 AM @ the Clubhouse**

Attendees:

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

Agenda:

- Opening: Eve opened the meeting at 11:00
- Approval of July Minutes: Minutes approved.
- Review and Set of Agenda
  
- Actions since last meeting:
  - Tree service was complete
  - HOA General and Umbrella Liability proposal reviewed and approved by board. Total cost is \$3,260 which is slightly under budget.
  
- **Financial Report:** All of the July expenses were typical. The tree service bill was paid in July. The owners of 845 Sloop missed their July payment per their payment plan. The board voted to give them until Aug. 24 to make their payment or they will incur the 10% late fee.
  
- **Annual Meeting plan** – The annual meeting will be on Oct. 4. Kim will email the final draft of the executive summary to the Board to review. Once reviewed by all and approved through email, Kim will send it to YiFenn by Sept. 2 to post on the web. Agenda draft for the meeting is approved.
  
- **Insurance:** Kevin is continuing to follow up with owners who are past due on providing their proof of insurance. There are 20 people who need to submit their proof of insurance.
  
- **Painting** – Kevin has reached out to Kerwick for a proposal. There estimate is \$403,512. This is a large increase. Kevin is getting two more estimate. The paint colors need to be updated in the manual.
  
- **Landscaping:** The owners of 808 Boca Court in Kure Beach Village have requested to have shrubs removed behind their property which borders the townhomes on Sloop. Eve and Lollo will reach out to the owners to set up a meeting to review the area.
  
- **Sam's luncheon** – Lollo will send a proposed budget to the board soon.
  
- **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 near the gazebo.
  
- **Pipes near the pond** – Lollo is looking into finding something to cover the pipes.

- **Kids fishing at the pond** – Frank noted that many kids have been fishing at the pond and suggested getting “no trespassing” signs. School starts in two weeks. We will monitor this and hope it gets better soon.
- **Irrigation** – Bob and Jeff have made many repairs this month.
- **Sloop point project** – Decorative pinwheels were installed. Eve will order the kit for the Little Free Library.
- **Sloop Pointe Lane road repair** – Eve sent an email to the Director of KB public works and also spoke with the Mayor about the street needing to be repaved. Eve will continue to follow up.
- **Termite inspection and Re-application** – 641 Sloop Point still needs to be inspected and Kevin is following up with the owners. Kevin will ask Canady for an updated list of dates for inspections. Eve will create a bulleted list of what owners will need to do to prepare for the re-application.
- **Board election** – Pat, Frank and Eve have agreed to serve for another term and will be on the ballot.
- **Date for next meeting:** Sept 11 at 11:00am in the KBV Clubhouse.
- Adjourn at 12:04pm