

**Keys at Kure Beach Homeowner's Association Agenda**  
**Sept. 11, 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 Aug. Minutes: Minutes approved.
- Review and Set of Agenda
  
- **Financial Report:** In addition to the typical monthly expenses in August, the HOA insurance premium and the Little Library were paid for. The owners of 845 Sloop missed their August payment per their payment plan. Per the board vote at the August meeting, they have incurred the 10% late fee and the 15-day lien letter was sent.
  
- **Long term Maintenance planning –**
  - **Exterior Painting in 2027** – Kevin received proposals from three companies. Kerwick's estimate is \$403,512, which is double what was paid in 2018. Kerwick's proposal was the lowest price. The forecasted amount when preparing for this cost in the HOA reserve fund was \$234k. The board voted to accept Kerwick's proposal. Kevin will notify Kerwick and the pre painting inspections will begin in 2026.
  - **Roofs 2028-31-** Due to the cost of repainting, the Board voted unanimously that there will not be sufficient funds to reimburse owners for roofs. In order to provide the reimbursement, the dues would need to be drastically increased or an assessment would be needed. Kim and Eve to review rules and regulations regarding the roofs. The board will notify the community that the roofs will not be reimbursed at the Annual Meeting on October 4, 2025.
  
- **Annual Meeting plan** – The annual meeting will be on Oct. 4. The package was emailed to all owners. The voting is open. Kim reminded everyone to vote and to encourage their neighbors to vote. The painting and roofs will be added to the agenda.
  
- **Insurance:** Kevin is continuing to follow up with owners who are past due on providing their proof of insurance. There are 7 people who need to submit their proof of insurance.
  
- **Termite Bond** – An email was sent to all owners regarding the preparation for the re-treatment. Kevin provided the paperwork from Canady to Eve, who will review it and sign the documents. KBV will sign their paperwork and pay the portion for the clubhouse and exercise room. Kevin noted that an owner called him regarding Canady needing to access underneath the decks. Frank noted that some decks have an access door. Owners need to make sure the Cannady technicians can get under the deck, if there is not an access door, owners will need to open it themselves. Kevin noted that an owner

reached out regarding their crawlspace encapsulation warranty. Owners will need to work directly with their crawlspace encapsulation company if they have concerns about their warranty.

- **Architecture** – Eve has drafted an email to be sent to owners to remind them to fill out a form for any exterior updates. The form now includes the working hours per the Town of Kure Beach.
- **Dryer vent letter** – Eve drafted a letter about the dryer vents. She will send it to the board to review.
- **Landscaping:**
- Sloop Pointe/Boca shrubbery– A neighbor on Boca Court in Kure Beach Village is concerned about shrubs that are overgrown between Boca and the back of Sloop. Eve sent an email to the owners backing up to Boca Court asking about removing the shrubbery behind the homes. The majority of owners noted that they want to keep the shrubbery to provide privacy. Eve and Lollo will reach out to the neighbor on Boca.
- Lollo noted a broken sprinkler that was turned off. He noted that owner of 841 Sloop Point said that the crepe myrtle behind her home needs to be trimmed. He notified the owner that it will be trimmed prior to Spring 2026.
- Lollo asked if the Village or Keys owns the land between the townhomes and the cabana. The owner of the townhome next to the cabana would like bushes. Kim will discuss this with the Village Board.
- There is a pine tree on Kure Village Way that is in danger of falling that needs to be taken down. Lollo will schedule it to be removed, this will come from the long-term maintenance budget.
- Sam’s luncheon – The Board would like to host an appreciation luncheon for Sam’s Landscaping employees on Oct. 29. Lollo sent a proposed budget of \$300. The board needs to determine where to put this in the budget.
- 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.
- **Date for next meeting:** Annual Meeting on Oct. 4 at 10am, Next Board Meeting - Nov. 13 at 11:00am in the KBV Clubhouse.
- Adjourn at 11:50pm