

Keys at Kure Beach Homeowner's Association Agenda
November 13, 2025
11:00 AM @ the Clubhouse

Attendees:

- Board Members: Eve MacCurry, Lollo Eriksson, Frank Watkins, Pat Brennan, Bob Spiegel
- Office Staff: Kim Gargiulo

Agenda:

- Opening: Eve opened the meeting at 11:00
- Approval of Sept. Minutes: Minutes approved.
- Review and Set of Agenda – Lollo added the following items to the agenda – Home Depot plant sale, utility covers, gutter redirection
- Actions since last meeting – Frank reported several roofs and one deck approved

- **Financial Report:** In addition to the typical monthly expenses in October and September, Fitness Tree was paid for the removal of a dead pine tree and Jeff Cline was paid for irrigation repair. The overall budget is on track. The owners of 845 Sloop owns over \$1,400 in late fees and fines. The 15-day lien letter was sent and the HOA will contact an attorney on Dec. 1 to file the lien.

- **Insurance:** Kevin sent an email that he is continuing to follow up with owners who are past due on providing their proof of insurance.

- **Architecture** – Frank reported that he has signed off on many new roofs. Additionally, one owner is having their deck redone.

- **Dryer vents** – Eve will send a draft of an email to share with owners regarding dryer vent codes.

- **Roofs** – Many roofs have been done. Eve will draft an email to be sent in January that the HOA will not be providing a stipend in 2028 as reported at the 2025 Annual Meeting.

- **Painting Planning** -
 - Pre painting siding inspector – Lollo shared a list of contractors to post on the website. A disclaimer similar to the Kure Beach Village list will be posted stating “It should be noted that The Keys HOA neither endorses nor guarantees the work of anyone listed. This is merely a service offered to residents and the Keys HOA claims no responsibility for any person or company listed.”
 - Painting Liaison – Steve Ebberts has volunteer to work with Kevin and Kerwick on the painting process.
 - Extra Paint – When the painting happens in 2027, the HOA will ask Kerwick to provide an extra can of paint (sample size) to each owner and a document with the paint information.

- **Gutter** – An owner asked Lollo if they need to submit a form to add a gutter adjustment. The Board says it is not needed.

- **Pond** – Frank reported that the pond is healthy. The fountain was off and Pat fixed it. Lollo will ask Jeff Cline to look at it. Frank noted that Bob Cooil from the Kure Beach Village HOA is serving on the town pond/storm water committee.
- **Gazebo Table** – Lollo and Marita donated a table that is located in the gazebo.
- **Landscaping** – Lollo reported that there are no new requests. Everything is going dormant for the winter. Neska mentioned that there is 50% off plants at Home Depot. Bob noted that the irrigation is off so all the plants would die. Bob is looking into drip irrigation.
 - Garden Club – Bob noted he is interested in starting a garden club. Possibly in the spring using volunteers to water plants.
 - Utility cover – Lollo proposed to spend \$400 on a utility cover using funds from long term maintenance. He will send a follow up email to the group.
 - Sloop Pointe/Boca Court hedges- The owners of 808 Boca wanted foliage removed. The majority of owners on Sloop Pointe want to keep the foliage/hedges. The compromise is that the Keys will have Sam’s remove the foliage twice per season from the backyard of 808 Boca. The board agreed that this is a good solution.
 - Wildflower garden – Nesca has the seeds and Sam’s will create the garden in the spring on both sides of the gazebo.
 - Sam’s luncheon – The Board would like to host an appreciation luncheon for Sam’s Landscaping employees in the spring.
 - Irrigation - Bob noted that an owner complained that irrigation was turned off too early. Bob made a motion that the irrigation should be turned off at the end of October through the beginning of November.
 - Tree service – A dead pine tree was removed on Kure Village Way.
- **Sloop Pointe Lane road repair** – Eve will continue to follow up with the town and will bring the petition to the Turkey Trot.
- **Trash bins** – Eve will draft an email to remind people to bring in their bins and/or ask a neighbor for help.
- **Garage sign rule** – Lollo proposed updating the covenants. The board will continue to research this and discuss next steps with Nancy, Kevin and the Kure Beach Village Board.
- **Date for next meeting:** December 11 at 11am in the KBV Clubhouse.
- Eve invited the board over on Dec 14 at 1pm for a holiday celebration.
- Adjourn at 12:35pm