

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

Attendees:

- Board Members: Eve MacCurry, Lollo Eriksson, Frank Watkins, Pat Brennan, Bob Spiegel
- Office Staff: Kim Gargiulo
- Network Real Estate: Kevin McCoy

Agenda:

- Opening: Eve opened the meeting at 11:00
- Approval of Nov. Minutes: Minutes approved.
- Review and Set of Agenda
- Actions since last meeting – Frank reported several roofs and one deck approved. Lollo reported a bush was planted on Settlers Lane.
- **Updating HOA Covenants** – Lollo will reach out to the Attorney's office (Murchison Taylor) who updated and filed the covenants in 2011 to receive an editable version to potentially begin the process of making updates.
- **Financial Report:** All expenses in November were the typical monthly bills. The overall budget is on track. The owners of 845 Sloop owes over \$1,400 in late fees and fines. The 15-day lien letter was sent. Eve will attempt to contact the owner one more time and if we have no response the HOA will contact an attorney on Dec. 16 to file the lien for the \$500 attorney fee which will be charged to the owner. Kevin said that we will not receive the bill from Canaday for the termite treatment until 2026. Kim will ask the accountant at A Tax how to handle this for financial reporting.
- **Insurance:** Kevin is continuing to follow up with owners who are past due on providing their proof of insurance. 641 Sloop is many months past due. Kevin will follow up directly with them.
- **Termite:** Kevin reported that 13 homes have not yet had their treatment. This is mostly due to standing water and getting permission to cut their encapsulation. 645-649 SL had a gas leak. Kevin is following up with the owners to get this done.
- **Architecture** – Frank reported that he has signed off on many new roofs. One owner is having their deck redone. 33 roofs have been done to date. 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.
- **Pond** – Frank reported that the pond is healthy.
- **Landscaping** – Lollo reported a bush was replaced on Settlers. Jeff Cline has repaired irrigation where there was a sink hole at 668 SL. 808 Boca thanked Eve for sending Sam's to clear out the debris behind their home that backs up to the Keys.
 - A tree on Sloop and Kure Village Way near the pond may need attention – Lollo and Bob will look at it and see if Sam's could possibly move it. Or will ask Fitness tree for an estimate.

- 620-624 SL irrigation upgrade was done and paid for by the owners
- Bob noted that after January 1 he will do an audit of the irrigation system
- 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.
- **Wall encroachment** – The extended piece of the wall was removed and Eve thanked to the many volunteers who helped with the repair.
- **Date for next meeting:** January 8 at 11am in the KBV Clubhouse.
- Adjourn at 11:58pm