

Keys at Kure Beach Homeowner's Association Agenda
February 12
11:00 AM @ the Clubhouse

Attendees:

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

Agenda:

- Opening: Eve opened the meeting at 11:00
- Approval of Jan. Minutes: Minutes approved
- **Financial Report:** All expenses in January were the typical monthly bills in addition to the payment of the Canady retreatment bill which was moved from the 2025 to 2026 budget due to timing.
- The owner of 845 Sloop owes over \$2,000 in late fees and fines. The 15-day lien letter was sent. Many attempts were made to contact the owner. If she doesn't make a payment by Feb. 26 the attorney will be contacted to file the lien at the cost of \$500, which will be added to the owner's outstanding balance.
- **Entrance Wall Repair** – The mason who removed the encroachment on this wall said the wall requires stabilizers which will cost approximately \$2K. The KBV President, Merritt asked Eve if the Keys could help to pay for the wall repair. There is a signed agreement between the Keys and Village regarding cost sharing for this wall. The Keys board agreed to pay for 50% of the repairs, which will come from the Long-Term Maintenance – unidentified budget line item.
- **Insurance:** Kevin is continuing to follow up with owners who are past due on providing their proof of insurance.
- **Termite:** Kevin reported that there are 9 homes that have not yet had their treatment. Many are due to Canady not being able to access under the deck. Kevin is following up with the owners to get this done.
- **Decks Renovations:** The Board will add to HOA Manual that "there must be maintenance access under the deck for termite treatment". Frank will make sure deck change requests are including maintenance access doors.
- **Architecture** – Frank reported that 601 Sloop pointe requested a deck enlargement. He will tell the owner to be aware there are irrigation lines outside the existing deck and that any damage to the lines will be at the owner's expense.
- **Pre painting Inspections** – Kevin will work on scheduling the inspections. Coastal Carolina Remodeling will inspect and create a quote for every property for what needs to be done to repair for painting. Owners are responsible for scheduling and paying for these repairs. Kim and Eve will look at how was it done in the past if people don't get the work done.

- The Board will reach out to Steve Ebberts, who has volunteered to be the painting liaison to create a timeline to share with the community including the following:
 - Kevin will schedule inspections in April by Coastal Carolina Remodeling
 - Coastal Carolina Remodeling will send quotes directly to homeowners
 - An October deadline will be given to owners to do their repairs
 - **To DO: A timeline needs to be created with a message sent to owners**

 - **Pond** – Frank reported that all is good. Bob Cooil from KBV is representing both HOAs on the Town committee. Frank will go to the committee meetings if he is in town.

 - **Landscaping** – Lollo reported the following:
 - Magnolia Tree on Sloop and Kure Village Way was moved near the pond
 - Wild flower garden has been planted
 - Decorative stone was placed around utility cover
 - 558 Anchor requested to remove branches on palm trees and Sam’s took care of it
 - Sam’s appreciation lunch will be held on April 8
 - The shrubs were moved at 601 SP for the deck enlargement
 - Sam’s contract was updated and signed
 - Lollo presented a landscaping plan (see attached)

 - **Updating HOA Covenants** – Lollo presented a project plan (see attached)

 - **Date for next meeting:** March 12 at 11am in the KBV Clubhouse.

 - Adjourn at 12:17pm
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