

Keys at Kure Beach HOA Minutes from 4/9/26 at 11am

Attendance,

Eve, Kevin, Frank, Lollo, Pat and Bob

Agenda-

Opening- 11:00am

Approval March Minutes- Eve approve Frank 2nd / all in favor

Board action since last meeting- none

Review of plan for update of Covenants- Lollo had a call with attorney Jim Slaughter of Law firm of the Carolinas and discussed steps /pros and cons. Email distributed to Board. Jim seemed very knowledgeable of HOAs and this topic. HOA submitted all docs to Jim for review. Photos of signage in question provided. 67% Yes, votes of HOA needed for amendment and no vote received counts as No. (attached email correspondence and circumstances with signage, laws and docs.) Lollo suggested a poll to the HOA for this expense and effort for this annoying signage situation. 2nd Eve.

Financial Report- (attached in previous email) Reviewed by Eve- all looks good.

Insurance report from mgmt.- Kevin- Email blast sent 2 weeks ago and a good amount of COIs have been received. Roughly 5-8 COI's needed at this point.

Architecture

Review of recent requests- Frank- none to report except for lollo's which was approved.

Update on Roofs- Dougan did repair roof rot at soffits. Lollo suggested we emphasize that the HOA contribution to owners would end and no future HOA contributions to owners replacing their roofs.

Pre painting issues- Kevin to meet with Chris Millis of Coastal Carolina Remodeling at 12noon after meeting. Board members are welcome to attend. Eve said she would attend siding inspection walkthrough.

New build on KV Way and impact of homes on Sloop- Trash/debris fence should be installed for trash blowing and safety. Once build is complete, Board will address privacy screen if needed.

Pond-

Dragonfly- Eve saw they were out.

Frank added the pond fishing should be tabled unless excessive use continues. Signage says no fishing and should it say no trespassing. Owners and Guests only signage to be added. Frank will look into it.

Eve- Alligator concerns- If size became too large or if alligator begins approaching owners, alligators can be relocated. Currently alligator is not too large and is not approaching anyone.

Landscape-

Reg Maint update- Lollo- Beatification project is complete. Bob and owners have been watering the new plantings thoroughly.

Wildflower Garden- Status- Eve reported that it is coming up and looking good.

Recent landscape requests

Follow-up on recent landscape requests- Lisa at 623 Settlers Ln. requested plantings to be added to cut down from dog owners using yard. 3 bushes. Eve- Communicating with village about request and village was okay as long as not too close to street. Lollo flags will be used to locate. Deb complaint about weeds at her property. Bob looked at it and if funds allow, we will address. Shannon Brown of 613 Sloop wanted reseed for bare patch- Bob looked and brick walkway /pavers should be used for this high traffic area to their trash cans. 562 Anchor- bare area under shade tree -Bob will look.

Tree growth too close to Palm behind property near pond- status

Beatification plan progress- Complete

Irrigation – Peters repair request is complete. Bob – Irrigation is on at 5am.

Update on new repairs- Pond pipes to be hidden and provided pics of examples of screening/camo netting. Painting could also be done to hide. Cat tails could also be added. Dragon fly will also be asked their opinion for natural camo.

Storm Water Projects

Annual inspection by stormwater solutions

Change to ordinance

Other-

Other matters as decided by board at opening of meeting

Date of next mtg: May 14th at 11am

Adjournment -12noon

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