

Keys at Kure Beach Homeowner's Association Agenda

May 14

10:00 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 April Minutes: Minutes approved
- **Updating covenants** – Eve suggests not sending the survey discussed last month, regarding signage updates to the covenants, because voting twice will be confusing for owners. She proposed sending out only the official vote and the Board agreed. Next step is for Lollo to contact the attorney to ask them to draft an amendment regarding the signs for the Board to review.
- **Landscaping**
 - **Storm Water** – Lollo has reached out to Storm Water Solutions to schedule the annual inspection. He will ask them for a suggestion to beautify or hide the pipe going out to the pond behind the homes on Settlers Lane.
 - **Landscaping requests** –
 - 845 Sloop - Owner requests to replace oleander bush. Lollo will coordinate this with her and Sams.
 - 625 Sloop - Bob met with the owner who wants shrubs removed and grass planted. Nesca will send an estimate for review.
 - 562 Anchor - The owner noted that grass will not grow in a large area in the front as it under trees. Lollo suggested hardscaping and Bob will look into it
 - 621 Settlers – The owner requests more irrigation. Bob will let them know that this can be done at the owner's expense.
 - 601 Sloop – The owner requested to move, at their cost, the sprinkler head about 12-18 inches forward away from their newly extended deck. Bob will ask Jeff to do this and the HOA will bill the owners. *

***Deck extensions rules** – Frank noted that if an owner puts in a request to extend a deck, they need to agree that part of that process is that the owner will pay for irrigation to be moved. This needs to be added to the Keys Manuel.

Sam's Items

- Bob met with Nesca and did a walk through. They returned five planted items for a credit. Lollo also spoke with Nesca about unsatisfactory issues with Sam's. Lollo will follow up with Nesca to ask them to clean the mulch stain on the Cabana parking lot and add pine straw to two homes that were left undone. When Sam's was prepping for the mulch installation, they cut two AT&T lines. AT&T charged the owners \$150 each to repair this. Kim spoke with Nesca and she took \$300 off the bill to reimburse the owners. The owner at 622 Sloop was reimbursed and when the owner of 621 Settlers provides their documentation from AT&T they will be reimbursed.
- **Irrigation** – Bob is working with Jeff to fix a few problem areas but overall, it is looking good.

- **Tree Trimming** – Lollo will connect with Fitness Tree to schedule tree trimming.
 - **Kids Fishing at the Pond** – Eve noted that she met with Kure Beach Chief of Police regarding this issue. He suggested that the HOA should install no trespassing signs around the pond. Chief Bailey said to call 911 if they see people fishing at the pond. The chief said that residents should not confront the kids directly.
 - **Charging Station on outside of house** – Bob noted that owners might be interested in installing car charging stations outside of their house. The Board will consider this and discuss at the next meeting.
 - **Pavers** - Bob noted that some owners might want to add pavers to the front driveway. The board will consider this to discuss at the next meeting.
 - **Financial Report:** Kim reported that all expenses in April were the typical monthly bills in addition to the payment to the lawyer for the covenant review and KBV for entrance wall repairs. CD rates have continued to drop and we need to move some of the funds out of CDs into savings to pay for the painting project. That line item might come in under budget depending on the timing of the painting payments.
 - **Covenants –Insurance:** Kim reported that 20 homes are past due. Kevin is continuing to follow up with owners who are past due on providing their proof of insurance. Two owners are excessively past due. Kevin will continue to follow up with them.
 - **Architecture** – Frank reported four new requests approved for roofs. Bob noted another project that has not turned in a request and Frank will follow up.
 - **Pre painting Inspections** – Eve reported that inspections from Coastal Carolina are complete. Kevin has the list of homes that need repair and will be contacting the owners who need to make the repairs. Bob noted that the upper part of the houses were not inspected. Eve will check with Kevin.
 - **Unregistered Vehicles** – Bob asked what can be done about unregistered vehicles parked in Keys driveways. Kim informed him that KBV has a rule regarding no unregistered vehicles and an email can be sent to the owner from KBV.
 - **Pond** – Frank reported that all is good.
 - **Date for next meeting:** June 11 at 11am in the KBV Clubhouse.
 - Adjourn at 11:05am
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