

Keys at Kure Beach Homeowner's Association Agenda
June 11, 2026
10:00 AM at the Clubhouse

Attendees:

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

Agenda:

- Opening: Eve opened the meeting at 11:00
- Approval of May Minutes: Minutes approved
- Agenda Additions: Eve will draft a statement regarding chairs in the driveway and share that through email

Updating Covenants

Lollo has worked with the attorney to draft a proposed amendment regarding signs for the Board's review and potential addition to the covenants. He presented the following language, and the Board agreed to move forward with the review process. Lollo will continue working with the attorney to ensure the proposed amendment is consistent with the Association's Rules and Regulations.

- **Proposed Covenant Amendment – Section 9.6 Signs**

"9.6. Signs. The Board is authorized to regulate signs by adopting Rules and Regulations relating thereto. No signs may be displayed unless such display is in accordance with the Rules and Regulations and applicable state law.

Notwithstanding the foregoing, no Owner or occupant shall display within a Unit, garage, or anywhere upon the Unit or Lot containing a Unit any sign, poster, banner, flag, or other display visible from outside the Unit, including from any other Unit or Common Area, that constitutes a nuisance, harassment, threat, obscenity, violation of Article 9.4 of this Declaration, or material interference with the quiet enjoyment of other residents, as reasonably determined by the Board.

Owners may display one 'For Sale' or 'For Rent' sign and one security system sign (not to exceed 12" x 12"), provided they comply with any Rules and Regulations adopted by the Board."

Preparing Annual Report

The Board will begin the process of preparing the 2026 Annual Report. Kim will send Lollo the necessary link to get started.

Financial Report

Kim reported that all expenses in May were routine monthly expenses.

Certificate of Deposit (CD) rates have continued to decline, and some funds will need to be moved from CDs into savings to cover the upcoming painting project. Depending on the timing of the painting payments, this budget line item may come in under budget.

As of June 10, all owners have paid their dues.

Covenants – Insurance Compliance

Kevin reported that 20 homes remain past due in providing proof of insurance. He continues to follow up with those owners. Two owners are significantly overdue, and Kevin will continue efforts to obtain the required documentation.

Painting and Siding Repair Process

Kevin has received the list of estimates from Coastal Carolina.

Kevin will email an estimate to each affected owner. Owners will be notified that all required work must be completed by October 31. Owners who choose not to use Coastal Carolina must notify Kevin of the contractor they intend to use.

Architectural Review

Frank reported that 8 new roof requests were approved.

Driveway Request

An owner requested approval to replace and widen their driveway. The Board discussed the need to determine an acceptable width.

- Kim will contact Beth, the Town of KB Director of Development and Compliance to determine whether a permit could be obtained for the requested expansion due to stormwater permits and zoning conditions.
- Kim will inform the owner that the HOA is reviewing the request due to concerns regarding impervious surface limitations.

Landscaping

Bob continues to handle landscaping requests. Irrigation systems are functioning well.

Pipe Maintenance

Kevin will contact Kerwick to obtain an estimate for painting the pipe that discharges into the pond behind the homes on Settlers Lane.

Lollo reported that the annual pipe flushing has been completed.

Tree Trimming

Lollo reported that Fitness Tree is scheduled to perform tree trimming on Monday, June 22. Notice has been sent to homeowners.

Kids Fishing at the Pond

Eve reported that she emailed the Kure Beach Chief of Police regarding unauthorized fishing at the pond. The Chief recommended that the HOA install "No Trespassing" signs around the pond and advised residents to call 911 if individuals are observed fishing there. He further advised that residents should not confront the children directly.

Eve installed temporary "No Trespassing" signs. The Town of Kure Beach Police Department has ordered permanent signs, which are expected to arrive in July.

Pond Report

Frank reported that the pond is in good condition. Carp fish will be ordered in the fall to help maintain the pond.

Next Meeting

The next Board meeting will be held on July 9 at 10:00 a.m. in the KBV Clubhouse.

Adjournment

The meeting was adjourned at 11:12 a.m.