

September 3, 2026

TO: Owners of the Keys at Kure Beach Homeowners Association

We are pleased to announce that our Annual Meeting will be held on Saturday, October 3, 2026, at 10:00 a.m. at the KBV Clubhouse, located at 701 Sailor Court, Kure Beach, NC. We encourage all homeowners to attend.

Electronic voting will take place prior to the Annual Meeting. The online ballot will be sent in a separate email to ensure that only one ballot is submitted for each property. Please complete your electronic ballot by Thursday, October 1, 2026, at 11:00 a.m. for your vote to be counted. Please note that only electronic ballots will be accepted, and no voting will take place at the in-person meeting. All current Board member terms remain active.

Item on the Ballot

2027 Budget: Vote on the proposed 2027 budget, which includes an increase in dues of \$25 per quarter, bringing the quarterly dues to \$450.

The primary reason for the proposed increase is the higher cost of painting the exteriors of all units, which is scheduled for spring 2027. Please refer to the budget and financial section for a recap of 2026 and the forecast for 2027.

Along with this email, we are providing a summary of the primary issues the Board has focused on this year, as well as plans for 2027. These items will be discussed in greater detail at the Annual Meeting.

Property Management

As a reminder, if you have any issues or concerns regarding the community, please contact Kevin at Network Real Estate, our property management company, at 910-798-3137. Network Real Estate will address the issue and contact the Board as needed.

Also, please remember that the termite inspection will be held on Friday, October 2, 2026.

The Keys is a wonderful and beautiful community with many amenities that we are fortunate to enjoy. Many thanks to all of the amazing volunteers who continue to contribute their time and efforts to our community!

We look forward to seeing you at the Annual Meeting.

Sincerely,

Eve MacCurry
Keys HOA President