

Keys at Kure Beach Homeowner's Association Agenda
July 9, 2026
10:00 AM at the Clubhouse

Attendees:

- Board Members: Eve MacCurry, Frank Watkins, Pat Brennan
- Painting Liaison – Steve Ebberts
- Office Staff: Kim Gargiulo

Agenda:

- Opening: Eve opened the meeting at 10:00am
- Approval of June Minutes: Minutes approved
- Actions since last meeting – Temporary “No trespassing” signs were installed around the pond, the pipe painting was approved through email.

Updating Covenants

Lollo has been working with the attorney to draft a proposed amendment regarding signs for the Board's review and potential addition to the covenants. The attorney had questions regarding property lines and Lollo is following up on next steps.

Preparing Annual Report & Budget

The Board will begin the process of preparing the 2026 Annual Report and budget. Kim shared a draft of the report google doc with Lollo. She and Lollo will meet to review the proposed budget prior to the next board meeting.

Financial Report

Kim reported that all June expenses were routine monthly operating expenses. The invoice from Fitness Tree for tree trimming was lower than anticipated. The attorney's invoice related to the lien for the owner of 845 SP also came in below their estimate because the owner made the required payment, eliminating the need for further legal action. The remaining balance will be credited to the owner's account and applied toward future dues.

As of July 9, all homeowners are current on their second-quarter dues. Third-quarter dues are due on July 31, and payments are being received.

Insurance Compliance

Kevin is following up on owners who remain past due in providing proof of insurance.

Painting and Siding Repair Process

Kevin has sent the repair estimates from Coastal Carolina to each owner. Owners were 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 no new requests have come in.

Driveway Request - An owner requested approval to replace and widen their driveway.

Kim contacted Beth, the Town of KB Director of Development and Compliance, to determine whether a permit could be obtained for the requested expansion, given the applicable stormwater permit requirements and zoning regulations. Beth advised that approving the request would not be feasible due to restrictions on impervious surface coverage and the maximum percentages allotted to each property. She explained that while an individual property owner might be able to meet the requirements, approving this request could create a precedent that would not be sustainable if similar requests were made by other owners.

Beth will send an email outlining these details. Once it is received, Eve will follow up with the property owner who submitted the request.

Pipe Maintenance

Kevin received an estimate from Kerwick for \$1,450 for painting the pipe that discharges into the pond behind the homes on Settlers Lane. The board approved this through email.

Kids Fishing at the Pond

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

Landscaping

Bob continues to handle landscaping requests and irrigation systems issues.

Pond Report

Frank reported that the pond is in good condition.

Next Meeting

The next Board meeting will be held on August 13 at 10:00 a.m. in the KBV Clubhouse.

Adjournment

The meeting was adjourned at 10:45 a.m.