

Keys Homeowners Association Annual Meeting Minutes
October 4, 2025
10am

1. CALL TO ORDER – Eve

Eve called the meeting to order at 10:00

2. QUORUM CONFIRMATION – Eve

Susanne Ebberts confirmed that she worked with the office staff to confirm that the requirement that a quorum was met. She also verified that the votes submitted by members resulted in the 2026 proposed budget being approved and elected Board Members.

3. Approval of the 2024 Annual Meeting Minutes– Eve

Eve made a motion to approve the previous year's meeting. Frank Watkins seconded the motion.
The motion passed unanimously.

(note that the Minutes from last year's meeting are on the website)

4. Budget Presentation – Kim

- Quarterly dues will remain \$425 in 2026.
- The 2025 budget is on track and projected to finish approximately \$5,000 favorable.
- The 2026 budget will closely mirror 2025, with only minor inflationary adjustments.
- Most expenditures continue to support landscaping, irrigation, and tree services.
- Termite retreatment in 2025 cost approximately \$30,000.
- Reserve funds are projected to total about \$473,000 at the end of 2026.
- Reserve funds are designated for the 2027 townhome repainting project.
- Pre-painting inspections will begin in 2026; Eve will provide additional details.

5. Board PRESENTATION

- Painting & Roofs - Eve

Eve informed the attendees that the costs for painting the townhouses had doubled.

Eve informed the group that three bids have been received, and the lowest bid was from Kerwick Painting Co. This bid was for \$403,000. Ed Wilkinson expressed pleasure that Kerwick had been chosen since the company provided good service in the past. He cautioned the Board that in the past some owners had been slow to replace rotten cedar boards prior to painting.

Given the substantial increase in costs for the repainting, Eve informed the attendees that there would not be sufficient funds in the reserves to give each owner a stipend for the roofs without either a special

assessment or an increase in dues. For this reason, the Board had voted to suspend the stipend. Eve encouraged eligible owners to pursue the grant offered by NCIUA Strengthen Your Roof Program.

- Architecture – Frank

Frank reported that there have been 23 architecture requests received by the Board this year. He informed the attendees that most of the requests were for new roofs as owners are taking advantage of the roof grants.

- Pond - Frank

Frank announced that the health of the pond was in good shape thanks to the monitoring of Dragonfly Pond Works. Dragonfly monitors the pond monthly to assess a variety of things including algae growth. An attendee inquired about pond dredging. Lollo responded that the Board would be working with Rainstorm Solutions to monitor dredging needs in the future.

- Landscaping – Lollo

- The Board focused on improving common-area aesthetics through special projects, lawn care, irrigation upgrades, tree maintenance, and the beautification plan.
- Special projects completed on Sloop Pointe Lane and key intersections.
- Irrigation system maintained and upgraded; pond-area system performing well, other areas still under improvement.
- Lawn care efforts continued with Sam's Landscaping; seasonal treatments for weeds, insects, and fertilization underway.
- Non-viable lawn areas to be converted to plant beds or decorative spaces.
- Major tree-trimming project completed by Fitness Tree (palms, live oaks, magnolias, others).
- Stormwater drainage project completed behind Anchor Way/Sloop Pointe Lane; gutter protection installed where needed.
- Annual \$825 contract approved for pipe flushing and pond-inlet inspections by Rainstorm Solutions.
- Volunteers recognized for beautification support: Patrick Dietz, Gary Whittington, Marita Eriksson, Kathy Axe.
- Vendors acknowledged: Sam's Landscaping, Jeff Cline Irrigation, Fitness Tree, Rainstorm Solutions.
- 2025 Beautification Plan completed; emphasis on native plants and added color; homeowner input encouraged for 2026.
- New 2025 landscaping contract with Sam's Landscaping includes expanded lawn treatment; annual cost remains \$41,400.
- Environmental factors (heat, sandy soil, street-edge heat) continue to impact lawn health.
- Board continues long-term investment in irrigation improvements across the community.

- Irrigation and Special Projects- Bob

Eve informed the group that Bob had another commitment which prohibited him from attending. Eve reported for Bob:

We have 24 Township meters we are responsible for and that means 24 monthly water bills. Over the summer we had 7 meters showing high water usage of over \$100 dollars a month.

If we have a leaking valve or a high usage, we pay for it! Our annual water bill last year in 2024 was \$13,000!

In order to stay on track with our water bills, the following steps need to be taken:

- All the water timers are set for the same time, please don't touch the timers.
- Report guizers or leaks right away and if you can, turn your timer clock off. Once it gets flagged, Bob will turn the unaffected zones back on.
- Most timers are also set to go off between 5-6 AM so they can be monitored easier by board members and residents.
- Sprinkler heads often get overgrown with grass and can't fully pop up. This wastes water. The water just runs out on the driveway or road. Solution: pull the grass out around the sprinkler so it can fully pop up.
- Don't park on drive on the grass. This pushes the sprinkler heads down deep and often cracks the bottom. These leaks are hard to detect. Solution: watch and feel for soft wet ground, puddles of water in your lawn.
- The Irrigation system only supplements your watering and may only hit 75 or 80 % of your lawn and plants. The only way to keep a healthy green yard and plants is with a garden hose. Just five minutes a day, a couple days a week.

Anyone wishing to start a garden club or get more involved please contact Bob.

- Thanks to all who have volunteered throughout the year on the following efforts – Eve
 - Special project – Bob and Patrick Dietz
 - Irrigation – Bob
 - Communication YiFenn Strickland

6. Network Real Estate – Kevin

Kevin gave a report on the termite bond and discussed the fact that unforeseen issues had arisen and were being looked into.

Kevin reminded everyone that they need to send in their proof of insurance annually.

Kevin noted that in his many years of experience working with HOA's, the Keys HOA Board does a great job and is a hard-working board.

7. Opened the meeting for any questions and feedback – Eve

Residents expressed dismay about an owner who continually insults neighbors. This owner also has political signs inside her garage which the residents feel should not be allowed. One solution was proposed. The Board expressed sympathy with the residents who have to endure this behavior, and promised to follow-up within the limits of the law.

8. Adjourn Annual Meeting.

The meeting was adjourned at 11:00.