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## **Kure Beach Village**

### **Board of Directors Meeting Minutes**

### **February 15, 2022**

#### **DIRECTORS PRESENT**

Bob Cooil  
Jeff Martin  
Gary Merkle  
Howard Spallholtz  
Ed White

#### **STAFF PRESENT**

Kim Gargiulo  
Grace McGee

#### **CALL TO ORDER**

President Jeff Martin called the meeting to order at 5:00pm

#### **A. APPROVAL OF MINUTES:**

**MOTION** – Ed White

**SECOND** – Bob Cooil

**VOTE** – Unanimous

#### **B. FINANCIAL REPORT** – Howard Spallholtz & Grace McGee

- a. Check Detail and P&L –almost all checks written in January were for routine monthly bills. A couple of checks were written to pay back the Keys for people who paid their Keys dues to KBV. The Sam’s Landscaping monthly bill for February was paid in January. \$630 was the cost of the materials used by Jeff to build a seating area on the Clubhouse pool deck to cover up an open, triangle shaped area on the deck that was unsightly and a potential hazard. Jeff did a great job creating a beautiful and well-built addition to the pool deck. The Credit Card bill payment was made on January 13 and the check cleared the HOA’s bank account but was not applied by Truist to KBV’s credit card account. The office is working through the issue with the bank.
- b. Balance Sheet – There is close to \$100,000 in the checking account from 2022 dues received to date. We will make a transfer to the savings account soon. 30 owners have not yet paid their 2022 dues that were due on 1/31. The office will follow up. The one owner who was delinquent on 2021 dues made the payment but only paid some of the late fees. The owner still owes \$25 in late fees which will remain as due on the account.
- c. Jeff, Howard and Grace met with Truist to change the bank account to a different type in order to have lower fees and also opened a new credit card with cash back rewards. The

office will try paying Pool Professionals with the credit card with plans to pay the balance each month and earn rewards.

### C. Old Business

1. Architectural Committee update- Ed reported on the following construction in progress:

#### New Construction:

**825 Settlers** – Garage doors are up. Jeff has met with the builder, Vince Lutheran, who has said the exterior will be done by 2/28.

**728 Gulfstream** – Building began 11/1/21. Ed spoke with the owner and they don't expect delays.

**737 Sailor** – Plans and bond received. Waiting on town permit.

#### Renovations:

**430 Settlers** – Deck remodeling is almost done. They are painting the exterior. Office is holding a surety bond.

**733 Sailor** – Home addition. Waiting on Permit. Office is holding surety bond.

2. **2021 Capital Maintenance Projects** – Bob

**Library shelves** – Bob is working on building the selves in the Clubhouse.

**Pool Bench** – Jeff built the bench. It looks great. Thanks Jeff!

3. **Landscaping** – Sam's put down the mulch today. In March, the landscaping committee will work on cleaning out the palm trees which will produce a pile of debris for town pick-up. Jeff has planted Dwarf Mexican Ruellias in front of the wall on Largo that were donated by Bettie Slusser. Jeff will order some elephant ear plants to go around the entrance walls.

4. **Covenant and Bylaws** – The committee met this week and concluded that revising the documents needs to be a two-step process. The first step will be to obtain community wide agreement on the voting processes that will govern and then follow this with suggestions for specific rule changes. The committee has isolated the voting variations throughout the documents. The Governor signed legislation (HB 320) last September that allows for electronic voting, so we will be able to use this method in the process. He will also look into the rules regarding voting electronically. Next step is to contact the attorney about whether or not KBV is grandfathered in relation to the Planned Community Act (Section 47F). Gary will draft a letter to go out to the community soon.

5. **Complaints** - There was a question from a community member regarding anonymous complaints. The board discussed and agreed that it is best to keep this process anonymous. Jeff will respond to the owner.

### New Business

1. **Monthly Task List/Office communications** –Mike Smith offered to host a St. Patrick's Day social for the community. The board approved Mike hosting the community social. Grace will let Mike know.
2. **March to do items for the Board:** Howard will start the pool permit process with Pool Professionals, Jeff will open the beach bathroom on March 1. Someone will need to check irrigation heads. The Gazebo needs a few repairs. Jeff recommended building an enclosure around the shower, replacing pickets in the beach fencing, replacing rusted screws on the posts and painting the posts. Howard will look into painting some areas of the gazebo. Sand needs to be shoveled into the dip that was carved out by the weather at the foot of the stairs leading down to the beach. Ed would like an email sent to the community to remind people to limit the amount of beach items they keep at the gazebo and that beach items stored there are at their own risk.
3. **Cabana Concrete** – Howard will work on sealing a crack in cement in the deck at the cabana pool. The crack is between the pool and the building and caused a piece of the concrete to move away from the building. Howard thinks cinderblocks/quickset should be placed in the area. Bob offered to help.
4. **Pool Concrete Seal** – The cabana pool will be sealed. Howard will call Concrete Design Concepts to arrange for the seal prior to pool the pool opening in April.
5. **Pool Steps** – The pool steps need a line painted on them. Howard and Bob will look into a solution for this.
6. **Pool light/Flag pole light** – Bob and Jeff will work on the Clubhouse pool lights and flag pole light soon. Jeff has a commemorative flag that was donated to KBV.
7. **Mailboxes** – Jeff continued to research this project and found a company that makes a mailbox that is exactly the same as the existing ones and the cost is within our original estimate. The community will need another opportunity to vote on this project. Jeff is thinking about adding a shelter to reconfigure everything which would cost an additional \$5,000. The total project cost to replace the mailboxes will be within the original range of \$25,000 - \$35,000

**MOTION** – Jeff Martin made a motion to replace the mailboxes for approximately \$28,000

**SECOND** – Ed White

**VOTE** – Unanimous

The Board needs to determine the appropriate process for holding the vote. It is unclear if a vote can be done through email or if a special meeting needs to be held. The board will review the bylaws and covenants to figure out next steps for the voting process.

8. **Gym Equipment** – There is \$2,000 in the budget for gym equipment. Jeff has researched options and proposed purchasing a treadmill at around \$1,600. Jeff would also like the group to consider converting the men’s bathroom to a stretching space. Bob would like the group to keep the men’s bathroom open. Bob thinks that the bathroom is more valuable than the extra space especially when the pool is open. Gary and Ed suggested tabling the bathroom/stretching space discussion until next month.

**MOTION** – Gary Merkle made a motion to purchase a treadmill at \$1,600.

**SECOND** – Howard Spallholtz

**VOTE** – Unanimous

9. **Signage** – Jeff charged the group with looking at all the signage around the neighborhood to determine what needs to be updated. Ed offered to spearhead this project and will look into the pricing for signage.

10. Next meeting date is Tuesday, March 15 at 5pm at the Clubhouse.

#### ADJOURNMENT

**MOTION** – Garry Merkle moved to adjourn the meeting

**SECOND** – Howard Spallholtz

**VOTE** – Unanimous

Meeting was adjourned at 7:06 pm.

Respectfully Submitted,

*Kim Gargiulo*

KBV HOA Staff