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## **Kure Beach Village**

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

### **January 18, 2022**

#### **DIRECTORS PRESENT**

Bob Cooil  
Jeff Martin  
Howard Spallholtz  
Ed White

#### **DIRECTORS NOT PRESENT**

Gary Merkle

#### **STAFF PRESENT**

Kim Gargiulo  
Grace McGee

#### **CALL TO ORDER**

President Jeff Martin called the meeting to order at 5:01pm

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

**MOTION** – Ed White

**SECOND** – Howard Spallholtz

**VOTE** – Unanimous

#### **B. FINANCIAL REPORT** – Howard Spallholtz

- a. Check Detail and P&L –almost all checks written in December were for routine monthly bills. The credit card bill payment included the new bathroom faucets. Bob noted that the hot water line needs to be turned off now that the new faucets are installed. Checks were written for donations to the town of Kure Beach Public Works, Fire Department and Police Department from holiday donations from residents in the amount of \$841 each.
- b. Balance Sheet – nothing out of the ordinary to report. One homeowner is delinquent on dues and the office sent another follow up letter. \$22,671 was added to reserves at the end of the year due to some 2021 items coming in under budget, including lower insurance rates, not hosting any socials, no hurricanes and no unexpected problems with the pool. Overall, actual expenditures were lower than the budget for 2021.
- c. There is \$100,000 in a savings account which will be moved to a CD when interest rates get better for CDs.
- d. Due to the merger of BB&T into Truist, the terms of the HOA's checking account has changed. A monthly fee is charged if the average monthly balance is less than \$15,000. Jeff, Howard and Grace need to visit the bank together to sign up for a different checking account without the monthly fee. They will set up a time to go to the bank soon.

## C. Old Business

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

### New Construction:

**825 Settlers** – The garage doors have not yet been delivered. Jeff has met with the builder, Vince Lutheran, who has explained that supply chain and other issues related to the pandemic have been the cause of the delay. Jeff will meet with Vince to let him know that the Board will extend the exterior completion date to the end of February as requested in his email. If the exterior is not complete by the end of February the fines will begin.

**728 Gulfstream** – Building began 11/1/21. Ed will check in with the builder regarding their date for exterior completion.

**737 Sailor** – Plans and bond received. It will be a large house. Ed forwarded the plans to Mike and Gary. The owner has asked to keep building materials on the property prior to the start of construction. Ed will reach out to the owner to let them know that will be permitted.

Jeff requested the Committee review all future construction plans submitted for complexity and size to see if it's reasonable to assume construction completion timeframes can be met given continuing supply chain problems.

Jeff also asked the Committee to request that future plans show the placement location and coverage of garbage and recycling cans to avoid later problems with the cans being visible from the street.

### Renovations:

**430 Settlers** – Deck remodeling. Office is holding a surety bond.

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

## 2. 2021 Capital Maintenance Projects – Bob

- a. **Pool Concrete Seal** – Cabana decking needs to be addressed. The office will check on the last time this was done and follow up with Howard.
- b. **Cabana HVAC** – Bob is working with an HVAC technician, Phil Lambdin to repair the fan. Mr. Lambdin is semi-retired and only interested in small jobs. Bob suggested not using Wilmington Heating and Air in the future since their estimate was very high. Ed suggested the HOA consider Phillips Heating and Air as a vendor for larger projects.
- c. **Cabana Concrete** – Slab of cement has moved away from the building. Howard thinks cinderblocks/quickset should be placed in the area. Jeff offered to help. They will move forward with the project.
- d. **Library shelves** – Bob is going to build another section of shelving per the request of the volunteer librarians. Howard and Jeff offered to help.

3. **Landscaping** – The landscaping committee meeting will be rescheduled to a later date. The next project for the committee will be to trim the crepe myrtles.

4. **Covenant and Bylaws** – Grace reported that the committee discussed the need to gauge the interest of the community before moving too far down the road on this project. An initial email was sent out to the community in December.
5. **Community Garbage Can Strategy** – Jeff drove through the neighborhood with Ron Hanna. They found 32 homes with various degrees of garbage cans being visible from the street. Jeff plans to take another look around the neighborhood and will follow up with next steps.

### **New Business**

1. **Monthly Task List/Office communications** – The monthly task list for February for the Board is to review the condition of pool furniture. Bob said there is no money in the budget for pool furniture for this year but that money needs to be included in the budget for 2023 for new tables and potentially umbrellas. Bob will work with Howard to make sure it makes it into the budget for 2023.
2. **Holiday Contributions** - The HOA received thank you notes from the town departments for Holiday contributions. The Town of KB Police, Fire and Public Works Department each received a check for \$841. Jeff and Mary Lowrance hand delivered the checks to each department.
3. **Pools update** – The pool overflow drains are plugged; Howard doesn't know why and has informed Pool Professionals to make sure the water doesn't get too high. Howard mentioned that the salt cells in both pools are past their normal useful life and need to be replaced for approximately \$1,500 each. The group discussed this and will revisit the decision at a later date.
4. **Pool light/Flag pole light** – Bob and Jeff repaired the mailbox lights and will work on the pool lights and flag pole light soon.
5. **Mailboxes** – Jeff sent an email regarding the urgency of acquiring new mailboxes to the community. Jeff has been researching available replacement cluster boxes. The boxes that he has found are smaller than the current boxes. Bob would like the boxes to stay the same size. Jeff will follow up with a proposal to the Board with what is available including size and price. Jeff has been speaking with both Mailbox USA and Global Industries. The post office recommended Carolina Streetscapes, however, their prices were very high. Bob offered to help research more options to keep the boxes the same size.
6. **Gym Equipment** – The treadmill has repeatedly been out of order. Jeff has repaired it several times and it continues to have issues. A resident informed him that the treadmill will sometimes turn off during use which creates a safety hazard. An email has been sent to the community that the treadmill is out of order and a sign has been placed on

the treadmill saying not to use it. The Board decided that the HOA will purchase a replacement treadmill for approximately \$1,000 - \$1,500. Jeff will research options and make the purchase.

7. **Other** –The group discussed keeping the pool gate locks the same for this summer and continue to use the gold access key. It will cost around \$400 to replace the lock sets at the pools. The beach gate will remain with the electronic lock/key fob. We will continue to test out the beach gate electronic lock for this summer. As there were many issues with the electronic lock last summer, the group would like to be sure that it is working properly prior to adding anymore electronic locks.
8. Jeff requested the group approve him closing in the hole on the clubhouse pool deck and adding a small bench.

**MOTION** – Bob Cooil made motion to approve spending \$500 to close in the hole

**SECOND** – Ed White

**VOTE** – Unanimous

9. Next meeting date is Tuesday, February 15 at 5pm at the Clubhouse.

ADJOURNMENT

**MOTION** – Ed White moved to adjourn the meeting

**SECOND** – Howard Spallholtz

**VOTE** – Unanimous

Meeting was adjourned at 7:06 pm.

Respectfully Submitted,

*Kim Gargiulo*

KBV HOA Staff