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## **Kure Beach Village**

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

#### **April 26, 2022**

#### **DIRECTORS PRESENT**

Bob Cooil  
Jeff Martin  
Gary Merkle  
Howard Spallholtz  
Ed White

#### **STAFF PRESENT**

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 –In addition to routine monthly bills, checks written in March included one to Vito Formica for reimbursement for purchasing a backup battery replacement for the office and a tool for use on the electronic gate locks, a payment to Concrete Design Concepts for pressure washing and resealing the Cabana pool and payment for the mailboxes. A review of the profit and loss statement for the period Jan. – March 2022 showed routine operating income and expenses compared to last year. Electricity surcharges increased this year and more water has been used this year at the Cabana and Clubhouse. Grace will research when the extra water was used. The Board discussed the possibility of using solar lights at the Guardhouse in place of electricity. Jeff said that before a decision on solar lights is made, the Board needs to examine the building’s structure, which is falling apart, and decide whether it is worth repairing or not. All are to review before next month’s board meeting.
- b. Balance Sheet – The HOA’s reserve funds are presently held in a savings account and a cd that will mature on Dec. 4, 2022. The Board will monitor increases in interest rates for cds and Treasury notes to consider moving funds from the savings account into these options. Only 7 owners are presently delinquent on paying the 2022 annual dues.

## C. Old Business

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

### New Construction:

**825 Settlers** – Driveway is still underway. The 12- month completion date is May 1. If construction is not completed by May 1, a fine will be charged.

**728 Gulfstream** – Everything but the garage doors is complete on the exterior. The 6 -months exterior completion date is May 1. The garage doors are delayed due to supply chain problems that have also affected several builders.

**737 Sailor** – Construction has begun. Ed will check with the builder, Stier, about ordering garage doors now.

### Renovations:

**786 Sloop** – Plans in and reviewed but not approved. Ed's policy is to not sign off on plans until the Town has issued a permit. He communicated this to the owner.

2. **2022 Capital Maintenance Projects** – Bob

**Mailboxes** – Jeff said the mailboxes were ordered and paid for. The ship date is June 19. Before the boxes arrive, temporary housing will need to be built to hold the current boxes during the transition period. It should take 3-4 days. He will ask for volunteers to help with the construction. Jeff also discussed updating the design of the structure for the mailboxes to accommodate the need for coverage from rain and suggested building a form similar to an open sided picnic shelter. He will prepare a design to discuss at next month's meeting. Board members and other volunteers should be able to do all construction work needed including building a retaining wall between the pool and the structure. The Post Office informed us that the location of all the new boxes are required to stay exactly as they are at present. The PO separates all mail by the existing preset locations at the post office before the carrier leaves to expedite distribution at the individual boxes. Any changes would create unacceptable problems for them.

**Flag Pole and lights at Clubhouse** - Bob noted that the flag pole light is on. The flag halyard has been purchased. Jim Dugan is to contact the Fire Department and request them to install it. Two lights at the pool that were working have stopped working for some reason. He will look into the matter. Bob asked all to view the Clubhouse lights at night to determine if lighting is appropriate.

3. **Landscaping** - Jeff reported that John Gargiulo cleaned out the palm trees on Largo Way by himself. It was a big job and very much appreciated. The volunteer committee will work on clearing out dead juniper branches and tall grasses around both pools. That is about all the committee needs to do this year after the major cleanup done last year. Jeff would like to replant new grasses around the clubhouse pool once it's cleared out.
4. **Governing Documents Committee** – Gary reported that he spoke with a member of the Village, Ryan Bostic, who is a lawyer who specializes in defending HOAs, to ask his opinion of several items in our By-Laws that the Committee is considering changing. Gary has made the Committee aware of Ryan's opinions. The committee will discuss the issues at its meeting next month and hopefully reach a consensus on the points raised.

Once this happens, Gary believes he will be in a position to present the Board with proposals to take to the community.

5. **Beach Gate Lock** - Bob believes the electronic lock is working now. He and Vito built up the inside of the lock to eliminate it from shifting its position when the gate slams shut. They also adjusted the closing hinges to mitigate slamming. The lock will be activated Monday, May 2, 2022. All the other outdoor locks have been changed to the seasonal locks.
6. **Pools** – Howard mentioned that Pool Professionals has yet to prep the pools for their inspection. He is not receiving call backs from his pool contact and is disappointed with the service we are receiving. Jeff followed up with the pool company's Regional Manager and has also not been satisfied with the response. He spoke with the company's Director and is pursuing resolving the problems. He will speak with the President this week if he does not receive a satisfactory response. Jeff is going to require the pool company to do the pool inspection prep work a month earlier next year.
7. **Pool Tables** – Jeff researched the cost of replacing the tables (and umbrella stands) at the HOA's pools and found that to buy a table strong enough to endure use and wind and weather in our area for a few years, the minimum price is \$500 per table. The Board discussed ordering tables for one pool at a time and to hold off ordering to the off season to get the lowest prices. The purchase was tabled for this year.
8. **New Treadmill**-. The new treadmill was delivered and installed at the Fitness Center in the Cabana.

#### **D. New Business**

1. **Monthly Task List/Office communications** – an email was sent to all residents that parking passes are available for pickup at the Clubhouse. The response has been very good. We will send an email the end of this week notifying all that the passes will be required in the beach parking lot to avoid towing beginning Monday, May 2, 2022. An email will also be sent reminding owners of seasonal lawn maintenance requirements. Kim asked the Board to send the office pictures with their requests to notify owners that their lawns are in need of maintenance. This ensures that the address is correct and lets out of town owners see what their lawns look like. The Community Yard Sale is scheduled for Saturday, May 28, 2022. Anyone who want to participate should call the office and pay a \$2 fee.
2. **To do items for the Board:** There are no specific items for May on the Board's calendar.
3. **Complaints** - A resident asked about a problem when a neighbor's shrubs/tree grow to the point that they intrude in neighboring yards. The Board informed the owner that they have a right to trim or remove any branches or limbs that infringe on their property if the offending owner will not take care of the problem. The best option is for neighbors to amicably resolve these matters.
4. **Little Houses of Hope** – Jeff mentioned that this is a group that supports families when a mother is having cancer treatment. The HOA has allowed them to park at the HOA's parking lot for the last several years on a day they schedule for family fun at the beach. As it is a yearly occurrence that has been approved by in the past, Jeff simply replied that the HOA would welcome the group. It did not occur to him to inform all members

of the event and seek their approval. Jeff apologized to the Board members that were not informed of the approval.

5. **Next meeting date** is Tuesday, May 17 at 5pm at the Clubhouse.

#### ADJOURNMENT

**MOTION – Jeff Martin** moved to adjourn the meeting

**SECOND – Howard Spallholtz**

**VOTE – Unanimous**

Meeting was adjourned at 6:45 pm.

Respectfully Submitted,

*Grace McGee*

KBV HOA Staff