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## **Kure Beach Village**

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

### **March 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 February were for routine monthly bills. BB&T Credit Card payment included materials for the pool bench. A reimbursement was made to Jeff for a door closure for the cabana and additional materials for the pool bench and enclosure. The accounting firm, Goodson and Taylor, was paid \$165 to prepare & file the HOA's 2021 taxes. Reimbursement to Bob Cooil for \$518.03 was for material for the new clubhouse bookcase he built and for some parts for pool lights. Sam's Landscaping was paid \$3,459.00 for the annual mulch for common areas. Jeff noted that Sam's informed him that the local supplier of mulch increased their prices (almost doubled) so they got the mulch from a new supplier. Duke Energy rates have gone up 10%. The comparison total cost shown for electricity on the financial P&L was wrong. The total cost should be \$1,017.39
- b. Balance Sheet –We will transfer money out of the checking account into the Live Oak saving account. Currently the outstanding dues total around \$8,600. The office will follow up with owners on the outstanding dues. Typically, the majority of outstanding dues are received during beach parking pass distribution in April.

## C. Old Business

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

### New Construction:

**825 Settlers** – Garage doors are up and closed in. Bob said the exterior is not done due to piles of bricks being outside and some other items. Jeff will work with the office to draft a letter to the owners and builder to inform them that they will be fined as of March 15 at \$50 per week until the exterior is complete.

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

**737 Sailor** – Plans and bond and permit received and approved. Construction will begin soon.

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

**Library shelves** – Bookcase is done. It looks great. Thanks Bob!

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

**Mailboxes** – Bob suggested changing the amount of the mailboxes to \$30,000 in the Capital Maintenance planning budget to match the cost communicated to the community on the vote ballot.

**Cabana Pool Concrete Seal** - Project complete.

**Treadmill** - Jeff has purchased the treadmill for the weight room. It will be delivered soon.

**Change pool locks for the season** – Bob will work on this.

Jeff noted that we accomplished 14 different projects since last October. Great job to all!

Bob noted that the flag pole light is on and the flag halyard needs to be installed. Bob will order the halyard.

3. **Landscaping** - Jeff reported that the landscape committee will work on cleaning out the palm trees. Howard offered to help. The oak trees that were planted last year by the tennis court survived the winter and look good. Jeff would like to replant new grasses around the clubhouse pool.

4. **Governing Documents Committee** – Gary reported that the committee has focused on changes needed to clarify the various voting approval requirements in the By-Laws and CC&R's to conform to NC statutes and to each other. The group also had substantial discussions on quorums and proxies.

A consensus was reached that proxies do count both toward the quorum and for a vote but the committee is divided on the percentages to require for quorums and approval votes. The Committee agreed that the Budget must be added in the By-Laws to Section 2.1 Order of Business for the annual meeting; to rewrite the language in Section 5.4 regarding budget approval to conform to requirements proposed by the HOA's

attorney; to rewrite language used in Section 5.5 regarding additions, alterations or improvements in excess of \$5,000 to provide that the \$5,000 limit (which was set in 1995) be increased by an inflation index; to change the approval needed for additions or improvements to 51%; and to change the word “assess” or rewrite the phrase. Rule #14 in Attachment A to the By-Laws should also be deleted as it conflicts with other parts of the documents.

Article IV Section 4 of the CC&R’s should be changed to conform to the voting approval (51%) in Section 5.5 of the By-Laws. The CC&R’s also show 45% of membership as the quorum needed for both the annual meeting and special meetings as well as a 15-day notice of meeting requirement versus 10 days in the By-Laws. The right to use electronic options for meetings and voting need to be added to the CC&R’s.

5. **Mailbox Zoom Meeting-** a zoom meeting open to the entire community was held on March 8. 30 participants attended and many questions were voiced and fully answered. The board thanks all members for their time and participation. Email voting on approval of replacing the existing boxes began March 9 and will be open until March 16. The outcome of the vote will be emailed to the community.

Unfortunately, our postal carrier stated that he does not believe owners will be allowed the option of moving the location of their mailbox. The mail layouts are set by post office procedures to provide efficiency in mail delivery. He will check with the postmaster to confirm his understanding and let us know the answer.

#### D. New Business

1. **Monthly Task List/Office communications** – an email will be sent to all in the next few days re the date parking passes will be available for pickup at the Clubhouse and the date the passes will be required to avoid cars being towed at the beach access. An email will also be sent reminding owners of seasonal lawn maintenance requirements.
2. **March to do items for the Board:** tables need to be replaced at both pools. Bob will research table options.; lights within the Clubhouse pool need to be replaced.
3. **Complaints** - A resident asked about the possibility of prohibiting public expressions of political opinions: signs, flags, banners on trucks etc. The Board agreed that it has no authority over anything on public streets and that it will follow the Town’s rules on political expressions on private property. Another resident made a complaint regarding the unsightliness of fences that front on streets. HOA rules only restrict fences to the back of houses. Occasionally, the backs of some houses do front on streets but that is permissible by our rules.
4. **New Owners Contact Information-** The office requests attorneys to submit contact information (on an HOA design form) anytime a property closing takes place. Jeff requested that the form be modified to include a column for new owners, who choose to opt in to electronic communication and voting on HOA business, to designate a primary email address for this purpose.
5. **New Treadmill-** The Boar has purchased a new treadmill to replace the damaged unit in the weight room. It will be delivered in the next few days.

6. **New pool safety signs-** Jeff and Ed will research what signs are needed and Howard will tell Pool Professionals not to purchase these signs for us as they have in past years. The Board believes it can purchase and install the signs at a lower cost.
7. **Beach Access Gate lock-** Vito and Bob are trying to come up with a solution for the periodic malfunctioning of the electronic lock on the gate. The electronics malfunction when the lock becomes misaligned from the gate being slammed shut by the wind.
8. **Annual Yard Sale-** The Board agreed to re-starting the community wide annual yard sale on the Saturday of the Memorial Day weekend. This year that Saturday is May 28.
9. **Next meeting date** is Tuesday, April 19 at 5pm at the Clubhouse.

#### ADJOURNMENT

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

**SECOND – Howard Spallholtz**

**VOTE – Unanimous**

Meeting was adjourned at 7:05 pm.

Respectfully Submitted,  
*Kim Gargiulo & Grace McGee*  
KBV HOA Staff