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Kure Beach Village

Board of Directors Meeting Minutes

June 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 5:07pm

A. APPROVAL OF MINUTES:

MOTION – Bob Cooil moved to approve the May minutes with an edit to Jeff’s comment about the pool furniture.

SECOND – Gary Merkle

VOTE – Unanimous

B. FINANCIAL REPORT – Howard Spallholtz & Grace McGee

- a. Check Detail and P&L –In addition to routine monthly bills, a payment was made to Phil Lambdin for repairing the thermostat in the Clubhouse. Bob will look into getting a new thermostat prior to putting on the heat. A reimbursement was paid to Bob for the flag halyard and parts. Jeff was reimbursed for the parts to fix the leaky valve at the Clubhouse. A credit card payment was made to Truist for Pool Professionals for monthly maintenance.
- b. A review of the profit and loss statement for the period Jan. – May 2022 showed routine operating income and expenses compared to last year.
- c. Balance Sheet – As of today we only have one owner who has not yet paid. The office will continue to send them a monthly statement which includes a late fee.
- d. Bob asked about the water bill for the refilling the Cabana pool. That bill of approximately \$600 was paid in June and will be part of the June financial report.

C. Old Business

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

New Construction:

825 Settlers – The home is complete. The surety bond was returned to the owners minus the fine.

728 Gulfstream – Construction in progress and on track.

737 Sailor Court– Construction in progress. Ed will reach out to check on the progress.

Renovations:

805 Settlers Lane – The Architectural Review committee has approved the addition of a pool. The owners would also like to add a chain link fence inside their bushes that they said will not be visible from the street. Ed will get more information from the owners regarding the need for a chain link rather than wood or vinyl fence.

D.2022 Maintenance Projects – Bob

- a) **Clubhouse pool lighting** - Repaired and is working well. Thanks Bob!
- b) **Cabana pool lighting** – GFI is malfunctioning. Bob said we need to hire an electrician.
- c) **Pool ladder at Clubhouse**– Howard did a temporary fix and is looking for a piece to go over the diameter of the steel pipe on the ladder.
- d) **Beach Gate Lock** - Bob believes the electronic lock is working now. Bob is planning to add a diagonal support at the gate.
- e) **Clubhouse Carpet cleaning** – The carpet was cleaned on 6/15.

D. **Landscaping** – All is good at this time with landscaping. The committee will not be working during the heat of the summer and will resume in the fall.

E. **Pools** –The pools are looking cleaner. Howard is looking into the possibility of using a different pool maintenance company when our contract expires in December. Kim will check on the last time the sand filters were replaced and let Howard know.

F. New Business

- 1. **Monthly Task List/Office communications** – Kim will work with Vito to change batteries at the beach gate prior to July 4th Weekend. Jeff will look into catering for the Annual Meeting on 10/1/22 (possibly Smithfield's).
- 2. **Mailboxes** – Jeff met with John Batson. The space available for the mailboxes is limited by a 10' setback requirement from the tennis court. This limits options, so there will be a single row as already exists. Jeff will come back to the group next month with a design plan.
- 3. **Bike Rack at the beach** – Some owners have asked Jeff about adding a new bike rack to the gazebo area. There is space in the left corner to build a 45-foot bike rack in a horse shoe shape to avoid taking any of the parking spaces. The cost will be approximately \$400. Jeff will prepare a design for the group. Volunteers have offered to build the bike rack. Bob made a motion to spend up to \$ 400 for a new bike rack once a design is sent to the group for review and approval through email.

MOTION – Bob Cooil

SECOND – Ed White

VOTE – Unanimous

4. **Pool Professionals** asked to have a set of keys for the pool and the pump house to keep at their office. Instead, Howard will put up a lock box with keys at the Cabana pool.
5. **Water Aerobics** – Retha Deaton asked Jeff if her group can use the cabana pool for water aerobics on Mon, Wed, Fri 9-10. The Board supports this as an informal activity of just a group of residents using the pool together. The pool will still be open during that time to other homeowners wanting to use it for recreational swim.
6. **Potential Board Members** – The group discussed potential Board Member candidates for the October election.
7. **Next Meeting** – Insurance options and the 2023 budget will be discussed at the next meeting.
8. **By Laws Committee** – Gary Merkle presented the suggested changes to the bylaws as determined by the committee members: Mike Smith, Jim Dugan, Grace McGee and Bob Cooil. Gary will follow up with the group with a detailed letter explaining each of the proposed changes. Bob will prepare and send the group a cleanly formatted document with the proposed text for each of the changes. Following review of Gary’s letter and Bob’s document the Board will vote on moving forward with sending the proposed changes to the community.
9. **Next meeting date** is Tuesday, July 19 at 5pm at the Clubhouse.

ADJOURNMENT

MOTION – Ed White moved to adjourn the meeting

SECOND – Howard Spallholtz

VOTE – Unanimous

Meeting was adjourned at 6:50 pm.

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff