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## **Kure Beach Village**

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

### **July 21, 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 4:58pm

#### **A. APPROVAL OF PRIOR Month's MINUTES:**

**MOTION** – Bob Cooil

**SECOND** – Ed White

**VOTE** – Unanimous

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

- a. Check Detail and P&L – June bills were all routine monthly charges. 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. – June 2022 showed routine operating income and expenses compared to last year. Pool Professionals refunded us \$400 for the fees for the operating permits that they mistakenly charged, which should have been included as part of our monthly contract. Bob suggested that the long-term maintenance budget for 2022 shown on the statement should include the \$30,000 mailbox project that was approved by the membership in a stand-alone vote.
- c. Balance Sheet – All dues have been paid by all owners for 2022. One homeowner pays monthly but we have all the checks in the office post-dated for quarterly deposits.
- d. Bob asked about the water bill, which had two days of very high usage. The group discussed that this sometimes happens with the water bill and they were not able to figure out why the usage was so high on June 12-13.

#### **C. 2023 Budget Planning**

- a. **2023 Capital Budget** - The group reviewed the capital budget forecasting spreadsheet. Jeff will update the spreadsheet with the following projects for

2023 and send it out to the group for their review and approval at the August meeting.

- Resurfacing pool shell – \$9,700 –Howard will work on getting some quotes. He will also look into if this is necessary to do every 10 years and if there are other options that would last longer.
- Regrout tiles & repair cement - \$1,200
- Replace ladders and seal cracks - \$2,000
- Clubhouse- seal concrete deck - \$2,500
- Refurbish/replace cabana pool salt filter - \$2,000
- Pool furniture- new tables - \$4,000
- Gazebo Handrails Repair - \$2,000
- Gazebo parking lot – level gravel- \$710

**b. 2022 Operating Budget Forecasting -**

- Insurance Increase - This year insurance was budgeted for \$8,300, based on last year's pricing. However, insurance rates have increased and the cost will likely go up approximately \$2,200 for a total cost of \$10,500. The insurance premium is paid annually in September.
- Maintenance-Add pressure washing the clubhouse and cabana porch - \$50 for chemicals.
- Maintenance-GFI at Cabana needs to be replaced. Add \$150 for an electrician

**c. 2023 Operating Budget -** The group discussed key budget items with the goal of keeping the annual dues at \$375 for 2023. Jeff will update the budget and send it to everyone for further review with discussion and approval at the August meeting.

- **Insurance** – Ed suggested increasing the insurance line item to \$12,000 based on rates continuing to increase.
- **Landscaping**- The mowing contract with Sam's will be going up \$100 per month (16.5 %) to \$8,580 for the year (\$ 715 per month). Mulch will also likely increase.
- **Pools**– waiting on quote from Pool Professionals and also checking other companies
- **Maintenance** – \$500 to replace the decking on the front porch of the cabana
- **Signage at the beach gazebo** needs to be replaced - Ed will look into pricing.

### C. Old Business

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

**New Construction:**

**728 Gulfstream** – Construction in progress and on track.

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

**801 Ketch Court** – Bond received they will start soon.

### **Renovations:**

**786 Sloop Pointe** – Sunroom addition- Eastern Shore advised that this takes 6-7 months for orders to process. No permit yet. No work done.

**733 Sailor Court** – addition almost complete.

### **Vacant Lots:**

**434 Settlers Lane** – Gary noted the piles of dirt on this vacant lot and said that the owner should be fined. Ed spoke with the owner and he informed him that the dirt will be used to fill in the holes that will be created when the trees are removed. The owner informed Ed that this has taken longer than expected due to many days with rain and thunderstorms. Ed will reach out to the owner to get a date for when the trees will be taken out. The group determined that if this work is done soon, there will not be a fine but will revisit this if the project is not completed in a timely manner. The group discussed that construction starts at foundation work. This will be further reviewed when the board revises the Architectural guidelines later this year. Gary holds that the owner of the vacant lot at 434 Settlers Ln. is in violation of the Architectural Control Guidelines by storing dirt on the lot more than two weeks before the start of construction.

D. **Landscaping committee** – Volunteers have been working on building the retaining wall for the new mailboxes. Sam's to trim the pods out of the palm trees soon.

E. **Bylaws** – Gary will draft a letter to the community with the proposed changes and email it to the board for their review.

**MOTION** – Bob Cooil moved that the board approve the changes by the bylaws committee and head down the path of having the community approve the changes.

**SECOND** – Gary Merkle

**VOTE** – Unanimous

F. **Insurance** – Ed informed the group that insurance rates are increasing. The original property quote had the replacement cost for the Clubhouse at \$300,000. The group suggested reducing the replacement cost to \$250,000 and obtaining a new quote. Ed will email the quote details to the board, if others would like to shop other companies. Bob and Jeff supported going with Wells Insurance again this year. Gary spoke with a contact at Selective Insurance and said that the rate quoted by Wells was good. Gary will get one more quote.

### **G. Annual Meeting process:**

- Call for board members – Kim will send an email out to the community soon
- The board will vote on the proposed budget at the August meeting
- Kim and Grace will work with Jeff to finalize the packet and send an email to the community early in September
- Ballot will be by electronic vote
- Results will be announced at the meeting

H. **Other** – There are currently 10 undeveloped lots in Kure Beach Village.

**Next meeting date** is Tuesday, August 16 at 5pm at the Clubhouse.

ADJOURNMENT

**MOTION** – **Bob Cooil** moved to adjourn the meeting

**SECOND** – **Howard Spallholtz**

**VOTE** – Unanimous

Meeting was adjourned at 7:08 pm.

Respectfully Submitted,

*Kim Gargiulo*

KBV HOA Staff