



Kure Beach Village Annual Meeting Minutes

October 1, 2022

DIRECTORS PRESENT

Bob Cooil
Gary Merkle
Howard Spallholtz
Ed White

DIRECTORS ABSENT

Jeff Martin

STAFF PRESENT

Grace McGee
Kim Gargiulo

1. CALL TO ORDER

Vice President Bob Cooil called the meeting to order at 1:00 PM and welcomed those in attendance.

2. QUORUM CONFIRMATION

Peg Blanchard worked with the office staff to confirm that the requirement for a quorum was met. She also verified that the votes submitted by members resulted in the 2023 proposed budget being approved and Mike Smith and Merritt Jones being elected as Board Members.

Bob noted that the Minutes from last year's meeting are on the website

3. Budget Presentation – Grace McGee

Grace explained that the dues will remain at \$375 per year in 2023. 70% of the 2023 Budget is for routine operating expenses that occur on an annual basis. The major items in operating expenses are maintenance (37%), utilities (17%), landscaping (16%), and insurance (13%). The remaining 30% of annual dues goes to the reserves for long term maintenance projects. The majority of the funds either spent or expected to be spent by the end of the year on long-term maintenance in 2022 was for the mailbox project (\$30,000). Thanks to volunteers who worked hard to build and install the structure, the project cost was about half of what it would have cost if we had to hire someone to build it. Next year, we expect to spend around \$15,000 for long term maintenance items and \$5,000 in legal costs for revising and recording changes to the HOA's By-Laws. Due to inflation, most areas of the budget will increase in 2023. The pool maintenance and landscaping contractors have told us their 2023 monthly rates will increase and insurance brokers expect increases in premiums. Due to insurance rates increasing, the Board drop insurance coverage for the pools and self-insurance them with reserve funds. The reserve fund balance is projected to be \$240,800 at the end of 2022 and \$259,600 at the end of 2023.

4. Board PRESENTATION

Bob reviewed the volunteer projects that were completed this year including updating the fitness center, the new mailboxes and a new bike rack at the beach plus many more. Bob also thanked Howard Spallholtz for repairing the pool leak.

Bob thanked all of the community volunteers who helped out throughout the year on many different projects and encouraged others to volunteer.

Thank you to volunteers

Lacey	Bender
Patrick	Brennan
Karen	Cooil
Jim	Damico
Kathy	Damico
Jim	Dugan
Steve	Ebberts
Pat	Eckert
Sue	Formica
Vito	Formica
John	Gargiulo
Peter	Geiger
Donna	Hatcher
Marianne	Hitter
Sheree	Houston
Merritt	Jones
John	Kaiser
Mary	Lowrance
Pat	Martin
Tim	Marvin
Rich	McCormick
Marcy	McKinley
Mindy	Oliver
Ray	Pichot
Mike	Purvis
Alan	Reid
Maureen	Riggsbee
Tom	Russell
Debbie	Selig
Scott	Selig
Betty	Slusser
Linda	Smith
Mike	Smith
Michelle	Spallholtz
Becky	Squires
John	Timko

5. **Covenants/Bylaws Update** – Gary Merkle reported that a committee is reviewing the HOA’s By-Laws and Covenants documents and at this point is ready to submit proposed changes to the By-Laws to the membership for approval. The By-laws are 25 years old and were written by the developers in their interest. He noted that there will be a special meeting called and an electronic vote will take place. Gary thanked all of the volunteers and encouraged anyone with questions on the By-Laws to contact him.

6. Bob opened the meeting for any questions and feedback

- a) Paul Hubbard requested an online forum be set-up for feedback and discussion. The Board will look into it.
- b) Tim Marvin noted that the mailboxes look great.
- c) Nancy Brickman asked about pool monitoring. Nancy noted that she has seen people climb over the fence in the evening. Paul Hubbard noted that it is trespassing if people climb the fence after hours and that the police should be called. The clubhouse pool is monitored by video but the cabana pool doesn’t have internet. Ed White asked if the HOA would be liable for any injuries from after hours trespassing. Bob Cooil said the HOA would not be liable in those cases.
- d) Marianne Hitter asked about fixing the outer coating of the cabana pool. Bob noted that both pools need updating and is something the Board is monitoring.

Bob again encouraged all members to reach out to the office staff or individual board members with any questions or suggestions. Bob thanked all for attending and concluded the meeting at 1:30PM.

MOTION – Bob Cooil moved to adjourn the meeting

SECOND – Ed White

VOTE – Unanimous

Respectfully Submitted,

Kim Gargiulo

Kure Beach Village HOA Staff