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Kure Beach Village

Board of Directors Meeting Minutes

September 21, 2022

DIRECTORS PRESENT

Bob Cooil
Jeff Martin
Gary Merkle
Howard Spallholtz
Ed White

STAFF PRESENT

Grace McGee
Kim Gargiulo

CALL TO ORDER

President Jeff Martin called the meeting to order at 5:00pm

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 – In addition to the routine August monthly charges, the following were paid: annual insurance premium, party suppliers rental of 75 chairs for the annual meeting, fire extinguisher renewal, reimbursement to Vito for the new office computer, reimbursement to Merritt Jones for a circuit breaker for the cabana, 40% payment to the Keys HOA for August service by Dragonfly Pond Maintenance. The Keys HOA switched pond maintenance companies because RPS increased their rate. Dragonfly Pond Maintenance's charge is higher than last year, but less than RPS's charge. Dragonfly is a reputable company with a number of large clients in Wilmington. Bob asked about the need to have an umbrella insurance policy. The group felt it is standard and important to keep the umbrella policy to provide additional coverage.
- b. **Long term maintenance** – Currently, the cost of the mailbox project has been just over \$26,000 and is under budget.
- c. We will be moving money from the savings account into the checking account. The Live Oak Bank CD expires in December. We will research rates for a replacement CD at that time.
- d. Balance Sheet – All dues have been paid by all owners for 2022.

C. Old Business

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

728 Gulfstream – Done. The office will return surety bond.

737 Sailor Court– The exterior still needs a garage door, siding, doors/windows. 9/21/22 is the due date for exterior completion. Ed will contact Steir Construction to get an update on completion and will report back to the board.

801 Ketch Court – Construction has begun.

2. **Capital Maintenance** – Bob noted:

Irrigation – Bob met with Malin Irrigation regarding clubhouse irrigation. He asked Malin for a survey to find the valves and the cutoffs to the irrigation system. Malin’s estimate is \$280. The estimate to repair the irrigation system is \$800. Jeff will contact Advanced Irrigation to get another estimate. The Cabana water bill has continued to be high.

Thermostat - The thermostat in the Clubhouse needs to be replaced. A new “smart” thermostat was purchased but installation was unsuccessful. We are exchanging it for a new thermostat and Vito and Bob will work on installing it once it is received.

Lights – Grace informed the group that there was a car accident at the Clubhouse as someone backed into a car parked behind it on the other side of the street. The parking area is very dark at night. Jeff suggested contacting the town to ask for a street light at the corner.

Cabana Front porch - The flooring at the door entrance needs to be replaced. Bob and Jeff will take a look and determine next steps.

3. **Landscaping committee** – The committee is on hold as they have been working on the mailboxes.

4. **Bylaws** – Gary informed the Board that the update letter to the community is ready for their review. Grace will send the letter to the board for their review and response on Thursday. Once it’s approved, Kim will email the letter to the community.

5. **Pools** –Howard fixed the clubhouse pool leak and we will continue to monitor the water usage. Howard said that Pool Professionals replaced the clubhouse pool phone without asking the Board for authority. He hasn’t found another company interested in the contract as many local pool maintenance companies are moving away from commercial cleanings. Howard will work on fixing the drain cover at the cabana and also fixing the ladder at the clubhouse pool.

6. **Office** – Kim informed the group that Party Suppliers will be delivering chairs for the annual meeting. Bob, Howard and Gary said they would come to the clubhouse to set up the chairs. There are two large tables in the outdoor closet to set out in the back driveway for Poor Piggy’s catering. We will set those up prior to the meeting on 10/1.

7. **Mailboxes** –Awesome job Jeff and Bob! The structure needs to be painted. Jeff contacted Lowes to see if they will pick up the extra blocks that need to be returned. Many owners have said that the mailboxes look beautiful. There have been a few requests from owners to add a bulletin board.

8. **Pond situation** – The Keys Board and the town of KB will be meeting by the water tower on Friday, September 30 at 9am, to discuss the issue of the sink hole at the manhole cover. Cracks in the piping from the manhole causing sediment to flow into the pond. As sediment builds up in the pond, it eventually needs to be dredged. The KBV HOA is liable for 40% of that cost. Jeff asked Howard and Gary to attend since they will be continuing their board service.

9. **Beach Access** - Jeff has spoken with some residents who are not able to climb the stairs to access the beach and would like for the board to consider adding a ramp. The board will consider options. Last year, Howard and Bob looked into this. The town paid \$300,000 for their new ramp. Bob spoke with Kure Estates and they were not interested in sharing the space or cost to add a ramp.

10. **New Construction – Architectural Guidelines** – Ed noted that in addition to the building permit through the town that there is also a fill/grade/clear permit. This permit was submitted to the town for the lot at 434 Settlers Lane.

11. **Voting Process** – The votes on the ballot for the board members and budget will be counted prior to the meeting and the results announced at the beginning of the Annual Meeting. Peg Blanchard will review and validate the voting results on Friday, September 30.

Next meeting date is the Annual Meeting on Saturday, October 1 at 1pm at the Clubhouse. Many thanks to Jeff, Bob and Ed for their years of service!

ADJOURNMENT

MOTION – Ed moved to adjourn the meeting

SECOND – Bob

VOTE – Unanimous

Meeting was adjourned at 6:42 pm.

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff