



701 Sailor Court  
Kure Beach, NC 28449  
(910) 707-0843  
[kbvhoa@gmail.com](mailto:kbvhoa@gmail.com)  
[www.kurebeachvillage.com](http://www.kurebeachvillage.com)

## **Kure Beach Village**

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

### **October 17, 2022**

#### **DIRECTORS PRESENT**

Mike Smith  
Merritt Jones  
Gary Merkle – on Skype  
Howard Spallholtz

#### **STAFF PRESENT**

Grace McGee  
Kim Gargiulo

#### **CALL TO ORDER**

Mike Smith called the meeting to order at 10:03am

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

**MOTION** – Howard Spallholtz

**SECOND** – Merritt Jones

**VOTE** – Unanimous

#### **1. Architectural Committee update-** Mike reported on the following

##### **New Construction**

**801 Ketch Court** – Building is progressing and they are projecting to be complete by March.

**737 Sailor Court**– Mike approved the paint color.

##### **Renovations**

**733 Sailor Court** –Mike will reach out to owner to see how the home addition is coming along.

**805 Settlers Lane** – The fence and pool are complete. Mike said the owner was waiting on the CO from the Town and will then contact the office to receive their bond.

2. **Lawn Monitoring** – Merritt informed the group that there is a house at the end of Settlers that needs to be mowed. Merritt will send the office a photo with the address and the office will reach out to them.

3. **Pools** – Cabana pool needs a new pump. Howard thinks the replacement should be a two horsepower non variable speed pump. We can order one from Amazon that is single speed for around \$1,000. A variable speed pump is \$3,000. Additionally, the clubhouse pool needs a multiport (+/- \$600). The Board agreed that Howard should order both using the HOA Credit Card.

4. **Winter prep** - The pool locks need to be changed for winter. Merritt will reach out to Vito to change out the pool locks. The clubhouse umbrellas need to be stored in the pool shed; cabana umbrellas in the storage closet at the cabana. Howard will handle that. The Cabana irrigation system was never turned on; valves for the clubhouse irrigation don't have shut off knobs or back flow devices.
5. **Gazebo** – items stored under the gazebo need to be removed by owners by December 1. The Board will ask for volunteers to help with the clean out on December 4. Kim will send an email before Thanksgiving.
6. **Mailboxes** – The mailboxes are ready to be painted and will need a primer and two coats. The Board will determine who will be the lead on this project. Once that is determined, Kim will send an email to ask for volunteers to help paint on Saturday, October 29.

#### **B. FINANCIAL REPORT** – Merritt Jones & Grace McGee

- a. Check Detail and P&L – In addition to the routine September monthly charges, the following were paid: annual insurance premiums, supplies for the mailbox project, payment for a new server and a reimbursement to Vito for purchasing Quickbooks and data conversion services. The construction deposit was returned to Aberle on Gulf Stream. Payment to the Keys HOA for KBV's 40% share of the August service by Dragonfly Pond Maintenance. The Keys HOA switched pond maintenance companies because RPS increased their rate and its service has decreased over the years. Dragonfly Pond Maintenance's charge is higher than budget, but less than RPS's new charge. Dragonfly is a reputable company with a number of large clients in Wilmington. The clubhouse water bill was higher than normal due to leaks.
- b. **Long term maintenance** – Between January – September, funds were spent on the mailboxes, bookcase, bike rack, sealing the pool deck.
- c. **Balance Sheet** – All annual dues have been paid for 2022.
- d. Mike asked about the "Non-Performing" line item of \$2,718. These occurred nearly ten years ago from two owners who didn't pay dues. One for \$1,567 was closed out by foreclosure and one for \$1,151 is under a court judgement order until 10-8-2024. It may need to be renewed.

#### **C. New Business**

1. **Holiday Decorations** – the Board will meet on the Monday after Thanksgiving, November 28, at 10:00am to decorate for the holidays.
2. **Proposed bylaws changes** – Gary noted that he sent Grace an email with proposed responses to the three people who asked questions regarding the proposed changes presented in his email explaining to the community. Gary asked Grace to send the three responses on his behalf as he has not had any further feedback from committee members. Gary will draft another email to the community to explain the voting process and the dates for electronic voting. This will be sent in the next week

or so and the electronic ballot will be sent around the first week in November. The online vote will be open for a minimum of 15 days and possibly up to 60 days.

**Next meeting date** is on 11/21/22 at 10:15am in the clubhouse.

ADJOURNMENT

**MOTION – Howard** moved to adjourn the meeting

**SECOND – Merritt**

**VOTE – Unanimous**

Meeting was adjourned at 10:58 am.

Respectfully Submitted,

*Kim Gargiulo*

KBV HOA Staff