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Kure Beach Village

Board of Directors Meeting Minutes

November 14, 2022

DIRECTORS PRESENT

Mike Smith
Merritt Jones
Gary Merkle
Howard Spallholtz

STAFF PRESENT

Grace McGee
Kim Gargiulo

CALL TO ORDER

Mike Smith called the meeting to order at 10:15am

A. APPROVAL OF PRIOR Month's MINUTES

MOTION – Gary

SECOND – Howard

VOTE – Unanimous

B. FINANCIAL REPORT – Merritt Jones & Grace McGee

- a. Check Detail and P&L – In addition to the routine October monthly charges, Mike was reimbursed for paint for the mailboxes. He also purchased extra paint for the exterior of the clubhouse. Projected income is on tract and interest income is above budget as interest rates increased. Landscaping will come in under budget. Maintenance is under budget. Termite inspections occurred in October and the reports were good. The bill will be paid in November. The clubhouse water bill was higher than normal due to leaks. Water usage at the clubhouse has been an ongoing issue due to an unknown cause/leak. Howard turned off the auto fill for the pool. Merritt will contact his friend who is a civil engineer for help in investigating the problem. Howard recommended hiring someone to map the clubhouse's water lines. It was agreed that Merritt and Howard would work together on the problem. Gary asked about the cost for the umbrella insurance policy. Insurance rates have increased and many companies have stopped issuing policies. Gary noted the increased price of mulch and asked if there were alternatives (such as desert scaping) to mulch. Mike discussed the draw backs to using dessert scaping (rocks break down and wind is a problem with our sandy soils) and said that mulch is necessary to provide nutrients in the ground. Mike feels that mulch is an important component and the best option for the Kure Beach environment.

- b. **Long term maintenance** – Between January & October, funds were spent on exercise equipment, mailboxes, bookcase, bike rack and sealing the pool deck. The final amount spent on the mailboxes was \$26,900.
- c. **Balance Sheet** – All annual dues have been paid for 2022. Two construction bonds are outstanding.

The Board of Directors accepted the financial report.

C. Old Business

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– Their completion date is March and it seems like it is on track. Mike will follow up with them in January.

Renovations

811 Largo Way – Mike said that there is a deck being built. Mike will reach out to the owner.

2. **Lawn Monitoring** – Merritt reported that everything looks good. Two owners that were contacted about overgrowth last month have taken care of their lawns.

3. **Pools** –

Annual Maintenance Contract – Howard has reached out to six different pool companies and all are not interested in taking the contract. The Pool Professionals contract includes a 19% increase in 2023 and another 5% in 2024. Additionally, the HOA will be billed for the cost of county operating permits. The pool opening/closing dates will be 4/15-10/15. Pool Professionals is authorized to do work up to \$500 without pre-approval. Howard has a good rapport with the manager. Howard has asked the Pool Professional’s staff to provide a log of the chemicals used. Howard recommends accepting the proposal.

MOTION – Gary made a motion to approve the Pool Professionals contract

SECOND – Mike

VOTE – Unanimous

Other Pool items

Cabana pool pump - Howard installed the new pump at the Cabana pool. The price will be around \$600 and Howard will send us the bill to be reimbursed. Howard will also get a timer for the pump. Merritt thanked Howard for his pool expertise and repairs

Tables - Howard is looking into ordering new tables. There is \$4,000 in the 2023 long term maintenance budget for pool furniture. Howard will also check out the railing on the pool steps that needs to be tightened. The clubhouse pool ladder needs to be replaced, which will include cementing the area. Pool Specialists has done work like this in the past and Mike will reach out to them for an estimate.

4. **Gazebo Clean Out** – items stored under the gazebo need to be removed by owners by December 1. The Board will clean out the gazebo at 10:00am on Monday, December 5.

Another reminder email will be sent to owners. An owner asked if we can keep a few boogie boards under the gazebo in case it is needed for an ocean rescue. The board will leave some boogie boards under the gazebo. Howard will also put up a rescue buoy out at the gazebo in a more visible area.

C. New Business

1. **Proposed Bylaws changes** –Gary asked for the Board’s approval to send the letter that was drafted at this meeting to all members stating that the electronic vote will open on November 21.
Motion – Gary made a motion to approve the letter
Second – Howard
Unanimous
2. **Cabana Porch & Door** – volunteers are needed to help replace the front porch at the cabana. Mike will set the date and send an email out to the community. Howard mentioned that the door to the cabana closes very fast and it is hard. Merritt will look into the problem.
3. **Mailboxes** – Mike thanked Alan Reid for painting the mailboxes. Many residents have asked about a bulletin board. Mike will reach out to Bob about potentially building a bulletin board. A resident called to complain about rust in her box. The board recommends telling the owner to clean the box with baking soda or rust remover. If this doesn’t resolve the issue, the owner can ask the mail carrier if she can move her box.
4. **Sink Holes** – The Keys Board had a meeting with the town regarding sink holes around the community. The town plans to use video the pipes to investigate if the cause is due to cracks or breaks in the pipes. The KBV Board will wait to hear from the Keys Board for next steps.
5. **Other items** - Howard asked about installing an elevator at the gazebo. The group has determined that is not financially viable at this point.

Next meeting date is on 12/12/22 at 10:15am in the clubhouse.

ADJOURNMENT

MOTION – Howard moved to adjourn the meeting

SECOND – Merritt

VOTE – Unanimous

Meeting was adjourned at 12:10 pm.

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff