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Kure Beach Village

Board of Directors Meeting Minutes

December 12, 2022

DIRECTORS PRESENT

Mike Smith
Merritt Jones
Gary Merkle – (phone)
Howard Spallholtz

STAFF PRESENT

Grace McGee
Kim Gargiulo

CALL TO ORDER

Mike Smith called the meeting to order at 10:19am

A. APPROVAL OF PRIOR Month's MINUTES

MOTION – Howard

SECOND – Gary

VOTE – Unanimous

B. FINANCIAL REPORT – Merritt Jones & Grace McGee

- a. Check Detail and P&L – In addition to the routine November monthly charges, Vito was reimbursed for printer ink and padlocks for the water spicket at the clubhouse. Termite inspections for the Clubhouse and Cabana occurred in October and the reports were good. The termite inspection bill was 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. The board wants to see if locking the spicket eliminates the excess water usage before seeking a contractor to find the leak's source. Merritt asked about the water and electricity charges at Largo Way. They are base monthly charges for the irrigation meter and pump that are there but not currently used. Merritt asked about the guard house charge for electricity. It is a base monthly charge for the electric meter there; this land is owned by the Town of KB but the HOA maintains the area. Howard said we need to update the signage there as well as the planter box. All other expenses are in line with the projected budget.
- b. **Long term maintenance** – Between January & November, funds were spent on exercise equipment, mailboxes, bookcase, beach bike rack and sealing the Cabana pool deck.
- c. **Balance Sheet** – All annual dues have been paid for 2022. Two construction bonds are outstanding. \$60,000 was transferred to a new CD. Another CD matured in December and was rolled into a new CD with a 4.5% interest rate.

C. Old Business

1. Architectural Committee update- Mike reported on the following

Renovations

811 Largo Way – Building a new deck. The forms were submitted and approved.

426 Settlers Lane – Building a new fence. The forms were submitted and approved.

422 Settlers Lane - Building a new fence. The forms were submitted and approved.

2. **Lawn Monitoring** – Merritt reported that everything looks good.

3. **Pools** – Howard reported that everything looks good at the pools. The contract with Pool Professionals has been renewed and signed for 2023-24. Howard is monitoring the crack at the clubhouse pool. Mike reached out to Pool Specialists to provide an estimate to fix the crack and the ladder.

4. **Tables** - Howard is looking into ordering new tables for the clubhouse pool. There is \$4,000 in the 2023 long term maintenance budget for pool furniture. Mike suggested ordering 8 new tables for the clubhouse pool. Howard will check on the umbrellas that are in the storage closet.

5. **Proposed Bylaws changes** –There are currently 141 ‘Yes’ votes recorded (225 votes are needed). Kim will text the link for the ballot to the Board. They will follow up with owners they know who haven’t voted and can text them the link to vote. After the holidays, the group will cold call people who haven’t voted.

6. **Capital Planning Spreadsheet** – Merritt believes we need to update replacement costs for all HOA properties for long term financial planning. Merritt suggests hiring an appraiser to look at all the common property. He will reach out to a contact for an estimate. Kim will give Merritt the contact information for the appraiser who lives in the Keys. Mike will reach out to his contact.

7. **Mailboxes** – One of the group boxes at the cabana (box 11 on the right side) is damaged and is rusting. The office reached out to the manufacturer and they will be shipping a replacement box this week. Jeff Martin and Merritt will help replace the box once it is received.

D. New Business

1. **Sam’s Landscaping** – Mike asked Grace to reach out to Sam’s about their contract for 2023. The board feels that Sam’s is doing a good job on the common areas and would like to keep the contract as is. Mike will reach out to Sam’s regarding mulching the area around the mailboxes at the clubhouse.

2. **Drainage Pipes with town and keys** – The Town informed the Keys HOA Board that the storm pipes aren’t cracked and are not the cause of the sinkholes at The Keys and also that the sediment buildup in the pond is not coming from the water tower. The buildup is a normal occurrence from wind blowing sand and dirt from nearby streets into the pond. Dragonfly Pond

Works has informed the Keys HOA Board that some dredging is needed to clean out the pond. Rainwater Solutions submitted a proposal to remove the sediment at a cost of \$7,413. KBV is responsible for 40% of the cost. The Town is the overseer of the pond operating permit. Mike asked everyone to look at the capital budget to review what can be postponed to cover the \$2,400 cost that will be needed for pond dredging.

3. Cabana Porch Replacement—Howard will measure the area of the porch. Kim will find the color of the trex that was used for the ramp and email it to Mike. Mike will set the date for the project after the new year and will reach out to a handful of volunteers to help replace the front porch at the cabana.

4. Community Signage – New signage is needed at the beach entrance. A board member is needed to manage this project.

5. Polar plunge – Kim informed the group that Stephanie Bush reached out to her to say that she is hoping to host a polar plunge at the KBV beach in support of her neighbor, Mandie Grusznis, on Cutter Court. Mandie was recently diagnosed with cancer and has four young children. Stephanie would like to share the ‘Go Fund Me’ page with the community. The Board is in favor of sharing this with the community. Kim will share the details when she receives the information from Stephanie.

6. Clubhouse Water Leak – The group discussed the ongoing issue of high-water usage at the clubhouse. Merritt thinks the bushes need to be taken out that are beside the pool gate to find the source of the leak. The Board will set a date in January to dig to look for the leak.

Next meeting date is on 1/16/22 at 10:15am in the clubhouse.

ADJOURNMENT

MOTION – Gary moved to adjourn the meeting

SECOND – Merritt

VOTE – Unanimous

Meeting was adjourned at 12:00 pm.

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff