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Kure Beach Village

Board of Directors Meeting Minutes

February 20, 2023

DIRECTORS PRESENT

Mike Smith
Merritt Jones
Gary Merkle
Howard Spallholtz

STAFF PRESENT

Grace McGee
Kim Gargiulo

Others:

Craig Galbraith

The next Board Meeting will be held on Thursday, March 23 at 10:15

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 – Grace McGee

- a. Check Detail and P&L – In addition to the routine January monthly charges, Merritt was reimbursed for irrigation repairs at the Clubhouse. Joe Burke was paid \$250 for an appraisal of the cost to replace the beach properties. Pool Professionals billing cycle has changed this year per their contract. A payment was made in January to cover a three-month period rather than monthly billing. Jon Timko was reimbursed for supplies for the cabana porch replacement. The clubhouse water bill was higher than normal again.
- b. **Long Term maintenance** – New tables were purchased for the clubhouse pool.
- c. **Balance Sheet** – There is nearly \$300,000 in reserve funds. Interest rates on CDs have increased.
- d. **Dues collections** have been coming in at a good pace. There is \$10,000 outstanding and the office will follow up with these owners with a late fee.
- e. Mike requested that the HOA transfer all excess funds from 2022 to the reserve account.

MOTION – Merritt

SECOND – Howard

VOTE – Unanimous

- f. **Financial Audit** – It is good business practice to have an annual cash audit. Mike has asked several people in the community to perform this duty, but many have turned it down. There is \$150 in the budget to pay someone for the audit for both the Keys and the Village. We might need to look into hiring a professional for this. Barbara Pichot said that she might do it if we cannot find anyone else.

C. Old Business

1. Architectural Committee update- Mike reported on the following

702 Sloop - Wells Construction has reached out to inform the HOA that they will be building on this lot but nothing has been submitted yet.

737 Sailor Court – The builder requested a one-month extension as the painter is having health issues. As the builder is being proactive in his request, Mike recommends approving the one-month extension for full completion to April 30. The Board agreed and Mike will let them know. Mike will meet with the owner and the builder about drainage.

801 Ketch – Construction on target.

2. Lawn Monitoring and other items – Merritt reported that there are no issues at this time.

Mike will reach out to the owner of the lot on Gulf Stream next to the tennis court regarding a dead pine tree on that property.

- A. Merritt said that we need to get a new to order a new flag.
- B. Merritt said that the Clubhouse parking area was full this weekend. Mike suggested sending an email reminder prior to the pool opening in April that parking is only for people who are using the pool and clubhouse at the time of their visit.

3. Pools – Howard reported that everything looks good at the pools. The clubhouse ladder needs to be replaced and Howard will obtain the replacement at a discounted cost. Howard will reach out to Wayne with Concreate Design Concepts about repairing the crack at the clubhouse pool deck. Howard said we need to hire an electrician to certify that everything is working properly at both pools. Howard will look into finding one and get back to the group. The clubhouse pool shower head needs to be replaced prior to inspection. Merritt will handle this. Mike asked if Pool Professionals will power wash the furniture and deck. The Pool Professionals contract states that they will “Remove from storage, clean and install all furniture prior to opening pool (This service does not include pressure washing of the deck).”

4. Proposed Bylaws changes –Gary will set up a meeting for next month to begin the next phase. Gary will work on a statement that phase I was complete and the changes were passed.

5. Plumbing update – Howard and Merritt tried to the pipeline manifold for the clubhouse using a water locating device but after digging, they were still not able to locate it or the leak. Merritt will look into hiring a plumber. Grace suggested contacting American Leak Detection at 919-439-1316.

6. **Cabana Porch update** – The project is almost complete. Merritt will install one more piece of wood. He used primed and painted plywood which is as durable as treated plywood.

New Business

1. **Volunteer Workday** – The date is set for Saturday, March 25, Mike will work on getting a list of projects together and send Kim the details to send an email to the community.
2. **Fences** – Craig Galbraith, KBV and Keys homeowner, attended the meeting to speak about his opinion on fence height. Craig is Chairman of the Town’s Planning & Zoning Committee and a professor for business development at UNCW. He stated that the Town is encouraging the use of four - foot fences rather than six - foot fences wherever possible to make the town more attractive and increase property valuations. They also limit visibility for police. Several studies show that six - foot fences are a major factor in property valuations as they create the image of crime / safety issues. Fences and landscaping are two main factors in property valuations. He strongly recommended the HOA keep the four – foot height limit. Mike asked Craig to put his comments in writing and post them on the Village website in the Discussion & Comments section for others to read.
3. **Capital Reserve Planning** – The Keys obtained a \$7,413 cost estimate for dredging the sediment buildup in the pond. KBV’s share of the cost will be \$2,965 (40%) and is not included in the 2023 Capital Budget. Mike stated the Board can reallocate items from the current budget. Bob Cooil has made new signs for the beach and Alan Reid will paint them, therefore \$1,000 can be moved out of that line in the capital budget. Gary suggested taking out \$2,000 from legal fees, leaving that line item with \$3,000. Reducing these two items will be reallocated for the pond dredging.
4. **Bulletin Boards for the mailboxes.** – Mike found 2’x3’ waterproof bulletin boards for \$169 on Amazon to be mounted on the side of the mailboxes. Mike will measure the space and then purchase the boards and add it to the March 25 volunteer day project list.
5. **To do list review** –
 - Merritt will handle opening the beach bathrooms on March 1.
 - Merritt suggested looking into irrigation at the clubhouse and having an assessment done. Water for the irrigation comes from a well on the property and we need to know where the well is and if the pipes are operational. He suggested Edge Irrigation be used to make the assessment.
 - Mike mentioned for the record that the Cabana irrigation system is inoperable. The pipes were attached to the fencing that was blown down during hurricane Florence and were severely damaged.
7. **Solar lights for guard house** – Gary noted that the Board should consider using solar lights at the guard house in lieu of electricity and will investigate the possibility.

8. **Town of Kure Beach Stormwater Committee** – Mike will reach out to Bob Cooil to see if he would like to represent the Village on the committee. If not, Mike will do it and he will contact Tracy Mitchell, President of BeachWalk, directly to coordinate.

Next meeting date is on 3/23 at 10:15am in the clubhouse.

ADJOURNMENT

MOTION – Gary moved to adjourn the meeting

SECOND – Merritt

VOTE – Unanimous

Meeting was adjourned at 11:55 pm.

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff