



701 Sailor Court
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Kure Beach Village

Board of Directors Meeting Minutes

March 23, 2023

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 – Grace McGee

- a. Check Detail and P&L – In addition to the routine February monthly charges, Merritt was reimbursed for a GFI and paint for cabana. Bullfrog pools was paid for a multiport and motor for the pool. Goodson and Taylor was paid for preparing the 2022 tax return. Postage was purchased for the tax return and stamps for the office. Joe Burke was paid \$250 for an appraisal of what it would cost to replace the beach properties if they were destroyed. Jon Timko was reimbursed for supplies for the cabana porch replacement. The clubhouse water bill was higher than normal in February but the March bill was lower. Howard and Merritt have worked to locate a leak and haven't been able to find it. Merritt met with Michael and Son Plumbing and they recommended reaching out to a leak detection company. Merritt reached out to American Leak Detection and the quote was \$800 for them to investigate the source of leak with no guarantee they will find it. Howard will continue to check the pool for a leak. The board will consider if it is worth the \$800 fee to potentially find the leak. Mike will reach out to the Town of KB on how we might be able to get real time usage data.
- b. **Long Term maintenance** – New tables were purchased for the clubhouse pool. The office checked with the company and estimated delivery will be the first week of May.
- c. **Balance Sheet** – \$60,000 was moved out of Live Oak Bank to a new money market account at Truist currently paying 4% interest.

- d. **Dues collections** There is \$5,000 outstanding and the office will follow up with these owners with a late fee.

C. Old Business

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

702 Sloop - Wells Construction submitted the plans and surety bond. Mike has approved the plans.

737 Sailor Court – It look like they will be complete by April 30. Mike spoke with the builder about the drainage and feels that it will be fine.

2. **Lawn Monitoring and other items** – Merritt reported on one lawn that needs to be mowed. He followed up with an email stating that it was taken care of. Kim will send an email about mowing to the community.
3. **Pools** – Merritt is working on fixing electrical items with the cabana pool , Howard will help with the final stage of the repair. Wayne with Concreate Design Concepts is on schedule to fill the cracks on the cabana pool deck. The ladder does not need to be replaced. Howard has spoken with Pool Professionals to make sure everything is being monitored. Howard will ask for an estimate from Pool Professionals about regrouting the tiles. They clean the tiles as part of their contract.
4. **Proposed Bylaws changes** –The committee will meet next Thursday. The resolution confirming the approved changes will be signed by Mike and Gary at the end of the meeting.
5. **Pond Dredging** – The Keys Board has asked Rainwater Solutions to move forward with the dredging and are awaiting the start date.
6. **Solar lights for guard house** – Gary is working on finding 3 solar lights. Cost seems to be about +/- \$50 ea. Once installed, he will disconnect the power at the guard house.

New Business

1. **Mold issue in Cabana** – Peg noted that there is mold in the cabana storage room on the ceiling. Mike suggests putting a vent in the door. The group will check it out on Saturday.
2. **Volunteer Workday Plans** – 15 people have volunteered to help. Mike will manage the volunteers.
 - a. **Cabana porch & Bulletin Board** – Howard will manage this with Pete Geiger
 - b. **Gazebo Boards** – Merritt will manage this
3. **Beach parking lot gravel** – Howard will measure the lot and Mike will reach out to Mikes Mulch for an estimate

Next meeting date is on 4/17 at 10:15am in the clubhouse.

ADJOURNMENT

MOTION – Gary moved to adjourn the meeting

SECOND – Merritt

VOTE – Unanimous

Meeting was adjourned at 11:23 pm.

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff