



701 Sailor Court  
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## **Kure Beach Village**

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

#### **May 15, 2023**

#### **DIRECTORS PRESENT**

Mike Smith  
Merritt Jones  
Gary Merkle

#### **Not present**

Howard Spallholtz

#### **STAFF PRESENT**

Grace McGee  
Kim Gargiulo

#### **CALL TO ORDER**

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

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

**MOTION** – Merritt

**SECOND** – Gary

**VOTE** – Unanimous

#### **B. FINANCIAL REPORT** – Grace McGee

- a. **Check Detail and P&L** – In addition to the routine April monthly payments, Concrete Design was paid for Clubhouse pool resurfacing. Additionally, Mike and Merritt were reimbursed for materials for cabana renovations. Jeff was reimbursed for the bike rack rope and pole. Pools signs were purchased. Supplies were purchased for lattice repair at clubhouse. Income is doing well because of higher interest rates on the money market and CD accounts. Office supplies is negative because of the money received for laminated parking passes. The \$25 real estate transfer fee was received for 7 home sales. Utility rates, particularly electric, have increased this year. Electricity usage at the cabana and clubhouse is being monitored, the usage has slightly increased but the cost increase is mainly due to higher rates. The group discussed turning off the electricity at the guardhouse and installing solar light. Gary will purchase three solar lights. If the solar lights performance is good, the Board will let the office know that we should turn off the electricity. There is no cost to turn off the electricity according to Duke. The clubhouse water is continuing to run high. The shower at the beach has a steady drip. Mike will repair it.
- b. **Balance Sheet** – The balance sheet looks good and we are making sure to stay under \$250,000 at each bank to ensure that each account is fully FDIC insured.
- c. **Dues collections:** 4 homeowners are still outstanding. The office follows up with these owners with a monthly late fee. One homeowner has an \$800 outstanding balance which

includes fines for parking a trailer in their driveway. If the account is not paid by June 1, the Board will draft a small claims complaint to include with the June statement.

### **C. Old Business**

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

##### **New Construction:**

**702 Sloop** – The lot has been cleared and the start date for construction is this week.

**737 Sailor Court** – The home is complete and CO has been issued. Mike noted that there is one down spout that needs to be repaired. The office will hold the surety bond until Mike connects with the builder.

**801 Ketch** – On track for August completion date.

##### **Renovations:**

**810 Cutter Court** – The fence is installed. Mike will let the office know when to return bond.

2. **Lawn Monitoring and other items** –Merritt reported that there are some homes with a lot of weeds growing, but only one house on Sloop that needs to be contacted to mow.

3. **Pools** –Mike said he asked Howard if there are any issues at the pools. He didn't hear back so hopes that all is good at the pools.

4. **By-Laws/Covenants review** –The committee will meet on May 18. They are working on the architectural rules and covenants.

5. **Leak detection at clubhouse** – Merritt said that the leak detection device that Bob Cooil suggested won't work with the Town of Kure Beach meter. All of the other devices available require installation into the pipe. We might ask for volunteers to help dig with Merritt's supervision.

6. **Cabana**– There are several metal pipes in the pump room closet that need to be removed. Mike asked Kim to send out an email with a call for volunteers to help clean out closet. "Saturday, June 3 at 9:00. Three people are needed to help clean out the cabana closet. This will entail some heavy lifting, cleaning and priming. Masks and gloves will be provided." Karen Merkle volunteered to do touchup painting inside the cabana. Mike will connect with Karen to provide her with paint and brushes. Almost all is complete with the Cabana projects that Susann Ebberts requested and Mike has followed up to let her know.

7. **Pond Dredging** – Rainstorm Solutions has completed the project. They stored some of the sediment beside the tennis court prior to removing it. They reseeded the area but the seed has not taken as there is no irrigation and there hasn't been much rain. Mike will connect with Lollo from the Keys Board to follow up with Rainstorm Solutions about the grass.

8. **Beach Gazebo** – The parking lot regrading is complete and it looks great. Merritt noted that sometimes the gate is left open. Mike got a new light for the steps at the Gazebo and he will install it this week.

## **New Business**

1. **710 Sailor Court Cars**– They are having work done at their house and often have workers parking at the Clubhouse parking lot. Mike will speak to the owners to ask them not to park at the Clubhouse especially during the busy pool season.
2. **Yard Sale** – The Annual Yard sale is coming up on 5/27 and several houses are signed up to participate.

**Next meeting date** is on June 19 at 10:15am in the clubhouse.

## ADJOURNMENT

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

**SECOND – Merritt**

**VOTE – Unanimous**

Meeting was adjourned at 11:07 pm.

Respectfully Submitted,

*Kim Gargiulo*

KBV HOA Staff