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## **Kure Beach Village**

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

#### **June 19, 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** – Merritt

**SECOND** – Gary

**VOTE** – Unanimous

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

- a. **Check Detail and P&L** – In addition to the routine May monthly payments, Kim and Grace were reimbursed for supplies. Mike's mulch was paid for the beach parking lot gravel and The Keys HOA was paid for KBV's 40% share of the cost to dredge the pond. Merritt was reimbursed for the flag and Mike for supplies. Interest income on the reserve funds is great and has surpassed the budget. Ed White is looking into insurance renewals for August. Small repairs were made in the cabana. Pool expenses are on budget but higher than last year due to cost increases. The Board will get a lock box for the thermostat in the cabana to help keep the cost down on electricity bill. Individuals have been turning the ac setting low and leaving it running after they leave.
- b. **Balance Sheet** – The HOA's financial condition is good and we are making sure to keep reserve fund balances under \$250,000 at each bank to ensure that all funds are fully FDIC insured.
- c. **Dues collections:** 2 homeowners are still outstanding on their 2023 annual dues. The office follows up with these owners with a monthly late fee and statement. One homeowner has an \$800 outstanding balance which includes fines for parking a trailer in their driveway. If the account is not paid by August 1, the Board will notify the owner that it will pursue legal collection efforts.

#### **C. Old Business**

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

**New Construction:**

**702 Sloop** – Construction has begun.

**801 Ketch** – They got their CO and the office can return the surety bond to the builder.

**Renovations:**

**749 Sailor Ct.** – Home addition is approved but there is no start date yet.

**810 Cutter Court** – The fence is installed.

**702 Sloop Pointe Ln.** – Construction started.

**2. Lawn Monitoring and other items** – All is good.

**3. Pools** – All is good and the water looks clear.

**4. By-Laws/Covenants review** –The committee will meet on July 13. They are working on the architectural rules and covenants.

**5. Solar lights** – Gary ordered four solar lights and Mike installed two of the lights. They aren't commercial grade. They are testing them out and if they look good, we will turn off the electricity at the guard house.

**6. Other** – Mike noted that Rainstorm Solutions reseeded the area where they put the pond sludge. Merritt said dollar weed is coming up in the evergreens on the east side of the pool. Kim will check Sam's contract and get back to Merritt. The Town is replacing a storm pipe that has disintegrated on a few lots on Sloop Pointe Ln and Sailor Ct. \*\*\*Added post meeting\*\*\* - A gutter was damaged and broken in a storm on the Clubhouse. The Board Approved paying a gutter repair company \$75 to fix this.

**New Business**

- 1. Solicit New Board Members**– Howard will end his Board term in October but continue to volunteer on projects. Gary will run for a second term. Kim will send an email to the community to solicit candidates.
- 2. 2024 Capital improvements** – Mike suggests repaving the blacktop behind the clubhouse. The Board will also look into pricing for new flooring in the clubhouse. LVT will hold up better than carpet given the amount of use in the clubhouse.
- 3. Guard house** – There were carts parked on the grass strip behind the guard house this weekend (June 17-18). Those parked were ticketed by the town police. Mike said he spoke with the police and they said that area is part of the town right of way. Mike will follow up with the police chief to see if they will consider making those tickets warnings. The Board needs to decide what to do with the Guard house as there is a cost associated with maintaining the guard house. Merritt will get 'no parking signs' that we will post there. Kim will send out an email that says "Please note that parking is not permitted behind the grassy area behind the Kure Beach Village guard house as it is part of the town right of way." The Board will consider sending a survey to the community to determine whether the HOA should keep or remove the guard house.

4. **Minor vandalism incident at the clubhouse** –A pool cue was broken one day last week and the pool table felt material was ripped over the weekend. One owner said that the clubhouse was a mess on Sunday afternoon. Kim will post a sign for the front door requesting that users be sure to turn the latch to lock the front door when they leave. The door has been left open many times and that may be contributing to the problem. Kim will also send an email to the community asking all to keep the clubhouse clean and in order after use. Gary will look into options for a camera for inside the clubhouse.
5. **Capital Reserve Planning Spreadsheet** – Estimated replacement costs need to be updated based on inflation. Mike will check with Wells Construction regarding construction prices per square foot.
6. **Annual Meeting** –Save the date for Oct 7 at 1:00pm. The board will consider catering options by the end of the week. Last year we ordered Poor Piggy’s BBQ and we will use them again if the Board has no further suggestions.
7. **Next meeting date** will be July 17 at 10:15am in the clubhouse.

ADJOURNMENT

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

**SECOND – Merritt**

**VOTE – Unanimous**

Meeting was adjourned at 11:46 pm.

Respectfully Submitted,

*Kim Gargiulo*

KBV HOA Staff