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Kure Beach Village

Board of Directors Meeting Minutes

July 17, 2023

DIRECTORS PRESENT

Mike Smith
Merritt Jones
Gary Merkle (phone)
Howard Spallholtz

HOMEOWNERS PRESENT

Lynne Copenhagen
Debbie Selig

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 – Howard

VOTE – Unanimous

*Board vote and approval of installation of a security camera in the clubhouse happen through email vote prior to the meeting.

B. FINANCIAL REPORT – Grace McGee

- a. **Check Detail and P&L** – In addition to the routine June monthly payments, Vito was reimbursed for the beach shower valve replacement. Two construction bonds were returned for 737 Sailor and 801 Ketch. Gary was reimbursed for solar lights for the guard house. Merritt was reimbursed for the lock for the cabana thermostat. Ed White is looking into insurance renewals for August. He has informed us that property insurance could potentially increase by 30% but the other insurance should remain the same. Pool expenses are on budget but higher than last year due to cost increases. QuickBooks will be requiring an annual subscription at the cost of \$375. We will look into other options for accounting systems but will keep QuickBooks through 2024. Transfer fees of \$25 have been received for home sales which offset admin cost. The board will consider increasing this fee.

- 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.

C. Old Business

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

New Construction:

702 Sloop – Construction is moving along

Renovations:

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

425 Largo – The new owners want to install a fence but the only back door is at the side of the house. The neighbors are fine with having the fence start at the side of the house to accommodate the fence being in front of the side door. Mike recommended that the board allow them to build the fence and the board agreed. Mike will inform the homeowners that the fence it is approved. Mike also noted that as part of the review of the governing documents, he believes that the fence rules should be taken out of the covenants and only be in Architectural Guidelines.

814 Largo – A new standard fence was installed.

711 Gulf Stream – Deck will be rebuilt. Specifications meet the standards

417 Settlers – Gas tank will be relocated to side of the house. A patio will be installed. Mike will review the plans.

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

3. **Pools** – All is good and the water looks clear. People are leaving the umbrellas up. Two were damaged and one of them needs to be replaced. Kim will make a sign that says close the umbrellas when you leave and pick up your trash.

4. **By-Laws/Covenants review** – Gary reported that the next meeting will be scheduled soon. They are working on the architectural rules and covenants.

5. **Solar lights** – Mike asked the office to cancel the electricity at the guardhouse as the solar lights are working. Gary will put it on the brightest level and might add another light.

6. **Other** – Two of the new “no parking signs” were stolen at the guardhouse.

New Business

1. **New Board Members**– Debbie Selig and Rob Johnson have put their names in to run for the Board. Mike noted that both are great candidates and we will continue to encourage residents to submit their names if interested.
2. **2024 Capital improvements** – Mike suggested six new tables for the cabana pool next year (and one new umbrella for this year) and 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. A rowing machine has been requested for the exercise room but it is too large unless we were to remove another piece of equipment. The board feels that owners would not want any of the equipment to be removed for a new machine and will not be adding anything new at this time. People have also requested new dumbbells and Mike will look into pricing for those. Mike suggests putting funds (\$5,000) into the budget for resolving the leak at the clubhouse. Merritt offered to manage finding a company for leak detection.
3. **Pool Issue** – There were five people in the pool at 4:30am on Sunday and they threw furniture in the pool. We will review the video footage and figure out a plan of action.
4. **Annual Meeting** –Save the date for the HOA’s annual homeowners meeting on Oct 7 at 1:00pm. Kim will order Poor Piggys for catering.
5. **Announcement from Grace** – Grace announced that she will be resigning in October. She will stay on through the budget process and the October Annual Meeting and is happy to talk with the board about the position and skills needed. She believes an accounting / financial background is very important for the role. The board thanked Grace for her many years of service and noted that she will be greatly missed.
6. **Next meeting date** will be August 21 at 10:15am in the clubhouse.

ADJOURNMENT

MOTION – Howard moved to adjourn the meeting

SECOND – Merritt

VOTE – Unanimous

Meeting was adjourned at 11:36 pm.

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff