



701 Sailor Court
Kure Beach, NC 28449
(910) 707-0843
kbvhoa@gmail.com
www.kurebeachvillage.com

Kure Beach Village

Board of Directors Meeting Minutes

August 21, 2023

DIRECTORS PRESENT

Mike Smith
Merritt Jones
Gary Merkle
Howard Spallholtz

HOMEOWNERS PRESENT

Rob Johnson

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

B. FINANCIAL REPORT – Grace McGee

- a. July financials are available; however, the focus of the financial report was on the proposed 2024 budget in the new business section of the meeting. In addition to the routine July monthly payments, Vito was reimbursed for the beach shower valve replacement and paper for 2024 beach parking passes. Merritt and Mike were reimbursed for supplies for the gazebo lights and supplies for repairs at the cabana.

C. Old Business

1. Architectural Committee update- Mike reported on the following

New Construction:

702 Sloop – In progress. Siding delay. Other work is progressing.

434 Settlers - Construction has not yet started but the lot is cleared and they are removing stumps. Construction starts when the ground is broken for building. Mike will call builder and ask for timing plans.

Renovations:

749 Sailor Ct. – Construction not yet started.

425 Largo – Non complying fence approved pending submission of forms.

711 Gulf Stream – Deck will be rebuilt and expansion underway.

417 Settlers – Waiting on Town approval. Gas tank relocation complete. A patio will be installed. Mike will review the plans.

2. **Lawn Monitoring and other items** –The lawns at 770 Sailor, 766 Sailor 790 Sloop, 746 Sailor all need attention and have been notified. Gary asked about the notice for lawn issues. Typically, we send an email and if there is no follow up in a week, we send a notice that a board hearing will be set to determine if they are in violation of the rules. If so, they will incur a fine and the HOA may hire a contractor to cut the grass and bill the owner. 710 Sailor Court is parking trailers in their driveway & parking cars at the clubhouse. They have been fined for parking trailers in the past and have not paid the fines or their HOA dues. Mike will follow up with the owner.
3. **Pools** – The ladder step was repaired at the cabana pool. Mike said he received complaints about the cloudy water in the cabana pool. Mike spoke with Devin at Pool Professionals and Devin doesn't think the pump is large enough and that we should get a larger pump. Howard thinks that the pump is large enough but that Pool Professionals needs to work on how the pool chemicals are being tested and applied rather than getting another pump. Howard noted that Pool Professionals should be keeping a log of their chemicals. Mike and Howard will follow up with Devin about the chemicals and also get a cost estimate for the pump.
4. **By-Laws/Covenants review** –The committee is working on the architectural rules and covenants. Bob Cooil drafted a survey for the community regarding fence height preferences. Once reviewed, the survey will be sent to the membership. Revisions to the covenants should be ready to go out for a vote in a few months. This will be a separate vote from the annual meeting and will go out by year end.
5. **Security Camera** – Two cameras have been installed inside the clubhouse. An additional camera is being installed at the clubhouse pool. Mike would like to install a camera at the workout room and pool.

New Business

1. **New Board Member Candidates**– Debbie Selig and Rob Johnson, Ed Hubel and Rob MacCurry have put their names in to run for the Board.
2. **Cabana** – Scott Selig is going to refurbish the dumb bells and also do some repairs to upgrade the workout space.
3. **Operating Budget planning** – Interest income has increased. Property and Wind and Hail insurance has increased by approximately 33% which is in line with overall market increases. The board asked what the premium difference will be if we upped the deductible to \$10,000 rather than \$5,000. The office will contact our insurance agent and get back to the board with that information quickly in order to confirm our insurance policies within the week. Mike will call Neska to discuss the fee for the 2024

landscaping contract and also potential dry scaping in common areas. Merritt and Howard will add a vent to the pump room in the cabana this year for a cost of approximately \$100. Gazebo maintenance will increase to \$1000 for 2024 to repair the shower. Kim will contact Canady regarding the termite bond renewal. Increase internet cost in 2024 by \$1,000 to add internet to cabana. Total operating expenses for 2024 will be approximately \$92,000.

Gary suggested increasing the real estate sales transfer fee from \$25 to \$50 for 2024

MOTION – Merritt

SECOND – Howard

VOTE – Unanimous

4. **Capital budget** – There is approximately \$3,000 remaining currently in the 2023 budget as we have not spent the planned attorney fees for recording covenant/bylaws changes. This will be used for the ladder and the tiles to be replaced at the clubhouse pool, which Mike will manage. Merritt will get an estimate for re-piping the water system at the clubhouse. Howard will look at the cost for tables at the cabana pool. The estimate to pave the Clubhouse back parking lot in 2024 is \$9,363.
5. **Reserve fund plan** – Grace asked everyone to review the Reserve Fund plan and respond in the next few days through email with thoughts and suggestions.
6. **Budget Next steps** – Grace will update the numbers based on the discussion and send it back to the board for their review and approval through email. The budget needs to be approved by the board through email prior to September 15, which is when the email packet and vote will go out to the community.
7. **Annual Meeting** – Save the date for the HOA’s annual homeowners meeting on Oct 7 at 1:00pm.
8. **Next meeting date** will be September 18 at 10:15am in the clubhouse.
9. **Action items** – Howard will check on cabana pool chemistry, Mike will call Neska about stone costs for Largo Way and contract for next year. Mike will talk to the Lawrences about their cars.

ADJOURNMENT

MOTION – Howard moved to adjourn the meeting

SECOND – Merritt

VOTE – Unanimous

Meeting was adjourned at 12:15pm.

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff