



Kure Beach Village

Annual Meeting Minutes

October 7, 2023

DIRECTORS PRESENT

Mike Smith
Merritt Jones
Gary Merkle

DIRECTORS NOT PRESENT

Howard Spallholtz

STAFF PRESENT

Grace McGee
Kim Gargiulo

1. QUORUM CONFIRMATION

Peg Blanchard worked with the office staff to confirm that the requirement for a quorum was met.

2. CALL TO ORDER

President Mike Smith called the meeting to order at 1:05 PM and welcomed those in attendance and introduced the Board Members. Mike noted that Howard Spallholtz's term ended and thanked him for his service. He noted that Howard's expertise in pool maintenance saved the HOA a lot of money.

3. VOTING RESULTS

Mike verified that the votes submitted by members resulted in the 2024 proposed budget being approved. Gary Merkle ran for a second term and was reelected. Debbie Selig and Ed Heubel were elected as new Board Members.

4. MINUTES FROM 2022 ANNUAL MEETING

Mike noted that the minutes from last year's meeting are on the website. Mike asked for a motion to skip the reading and to approve the minutes.

Motion made by Tim Mims
Second made by Bob Cooil
All Approved

5. BUDGET PRESENTATION

Merritt Jones reported that the annual dues will remain at \$375 in 2024. The HOA is in good financial standing thanks to the many volunteers who assist with projects to keep costs down. Due to inflation and the rising costs of maintenance and utilities the dues will likely increase in 2025.

6. BOARD PRESENTATION

Mike reviewed the volunteer projects that were completed this year including updating the fitness center weight room, installing new lattice around the clubhouse pool and mailboxes, power washing the clubhouse, installing solar lights at gate house, installing new signs at the gazebo, painting repairs at the beach gazebo and installing new security cameras in the clubhouse.

Mike thanked all of the community volunteers who helped out throughout the year on many different projects and encouraged others to volunteer.

Thank you to 2023 Volunteers – Patrick Brennan, Bob & Karen Cooil, Jim & Kathy Damico, Nora & Patrick Dietz, Jim Dugan, Steve Ebberts, Pat Eckert, Sue & Vito Formica, John Gargiulo, Peter Geiger, Gary Glossop, Ed Heuble, Sheree Houston, Rob Johnson, John Kaiser, Jeff Martin, Tim Marvin, Ken May, Rich McCormick, Marcy McKinley, Karen Merkle, Mindy Oliver Ray Pichot, Alan Reid, Phoenix Reid, Tom Russell, Debbie & Scott Selig, Betty Slusser, Linda Smith, Michelle Spallholtz and John Timko

7. COVENANTS/BYLAWS UPDATE

Gary Merkle reported that the amendments to the bylaws were passed last year. The committee is now working on the covenants and architectural guidelines. Last month a poll regarding the fence height was sent to the community to gauge interest. Gary said a list of proposed changes will be sent to the community for a vote in a couple of months. The covenants are 25 years old and were written by the developers in their interest. Gary thanked all of the volunteers and encouraged anyone with questions to contact him.

- Dave Lorenz noted that it would be good to ask the community what they like about the changes.
- Bob Cooil noted that the discussion board is up on the website for owners to post comments. Gary encouraged all to participate through the discussion board or by sending an email to the HOA office or directly to him.

8. Mike opened the meeting for questions and feedback:

- Gerald Stavlas asked about repairs to the cabana pool. Mike noted that a stronger pump for that pool will be installed in 2024. The pool deck will also be refinished next year. The bullnoze around the pool will be cleaned. The pool will be repainted in 2025. New tables were purchased for the clubhouse pool this year and new tables will be purchased in 2024 for the cabana pool. Surveillance cameras will be installed at the cabana pool and in the fitness center.
- Bob Cooil asked why the cost to repave the rear driveway at the clubhouse is much higher than in the past. Mike noted that the previous repair consisted only of an

application of sealer, no blacktop was added. We plan to have a wear coat of blacktop applied to level and fill in cracks in 2024.

- Joanne Boissonneault asked about the crack at the clubhouse pool. Mike said that it will be fixed soon.
- Donna Hatcher asked why we close the pools. Mike noted that our contract with Pool Professionals has the pools closed from Oct. 15- April 15. Pool Professionals only cleans once per week during this time period and the chemicals used in the winter are not safe for swimming. The only way to keep people out of the water is to close the pool completely. Mike said he will ask Pool Professionals what the cost would be to keep the pool open for swimming all year.

Mike again encouraged all members to reach out to the office staff or individual board members with any questions or suggestions.

Mike noted that Grace McGee will be retiring soon and thanked her for 21 years of service to the HOA. He presented Grace with a check from both the Village and Keys Boards and past board presidents. They each contributed as a token of their appreciation for Grace's hard work over the years.

Mike thanked all for attending and concluded the meeting at 1:30PM.

Respectfully Submitted,

Kim Gargiulo
Kure Beach Village HOA Staff