



701 Sailor Court  
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**Kure Beach Village**  
**Board of Directors Meeting Minutes**  
**November 16, 2023**

**DIRECTORS PRESENT**

Mike Smith  
Gary Merkle  
Ed Heubel  
Debbie Selig  
Merritt Jones

**STAFF PRESENT**

Grace McGee  
Kim Gargiulo

**CALL TO ORDER**

Mike Smith called the meeting to order at 10:08am

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

**MOTION** – Merritt

**SECOND** – Gary

**VOTE** – Unanimous

**B. FINANCIAL REPORT –**

- a. Merritt Jones reviewed the October monthly charges. All were the usual monthly expenses and also included a reimbursement to Vito for paper for 2024 parking passes. Merritt noted that the cost of Spectrum internet has increased. Merritt has reached out to the plumber for an updated estimate and to set a date for the pipe work at the clubhouse. Ed suggested checking out the Duke Energy bill to check if there is an addition charge for renewable energy. Interest income on the reserve funds is great and has surpassed the budget. There is \$4k remaining in Long term maintenance. Mike has reached out to pool professionals and they will be replacing the ladder and the tile behind the ladder by the end of the year for \$2,400. Mike will look into the cost to purchase the tiles to retile the clubhouse pool. Ed will call the fire department to see if they take old pool water following the pool being drained for repainting next year. Merritt noted that we will be moving \$5k from the LOB Saving account to the Truist checking account to ensure that the LOB account stays under the FDIC insured amount of \$250k.
  
- b. Merritt noted that the Trash cans at the clubhouse need to be replaced. The cost to purchase new trash cans is \$85 each. Merritt made the motion to purchase 2 new trash cans for the clubhouse.

MOTION – Merritt  
SECOND – Ed  
VOTE – Unanimous

- c. **Dues** – All homeowners have paid their 2023 annual dues. The owners of 710 Sailor Court have a fine of \$500 outstanding for parking a trailer in their driveway. They have been sent many mailed and emailed communications about this including the potential filing of a lien on their property if they do not pay the fine. Mike made a motion that the board invites the owners to the next board meeting to explain their situation. Following the board meeting the board will determine next steps if the owner does not pay the fine.

MOTION – Merritt  
SECOND – Ed  
VOTE – Unanimous

Mike will draft a letter to be sent to the owners.

### C. Old Business

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

#### **New Construction:**

**702 Sloop** – In progress. On track for March completion date.

**434 Settlers** – Construction commenced on 10/11/23. Pilings are installed.

#### **Renovations:**

**749 Sailor Ct.** – Construction underway. Framing in progress.

**711 Gulf Stream** – Deck expansion is complete, railing in progress.

**808 Settlers** – barricade is up and owner said that foot traffic is reduced

**740 Gulf Stream** – Construction of storage shed on adjoining ½ lot to be approved

**812 Settlers** - Addition approved

2. **Lawn Monitoring**– Debbie said 766 Sailor needs mowing. Kim will contact the owners.
3. **Pools** – Mike is working with Pool Professionals to replace the ladder and tiles at the clubhouse pool.
4. **By-Laws/Covenants review** – Gary noted that the major issue is the question of fence height. At this point it the committee might propose a 6-foot fence on the rear of the property only. Debbie asked if the committee has decided on the type of fence. Gary said that the covenants will not specify the type of fence; however, this will be specified in the architectural guidelines.
5. **Security Camera** – Ed is meeting with Vito and hopes to install everything by January.

### 6. New Business

1. **Annual meeting question regarding keeping the pool open year-round** – Mike spoke with Pool Professionals and the cost would be approximately \$6000. Mike will email the owner who asked the question to let her know that the cost is prohibitive.
2. **Clubhouse floor** – Debbie has done a lot of research on the many types of luxury vinyl including viewing other Kure Beach spaces. She will bring samples of Woodgrain LVP to the next meeting and look into potential vendors/installers.
3. **Plumbing and black top projects** – Merritt is working on scheduling these. The plumbing project needs to be completed prior to the black top. Clubhouse rentals will have to be on hold during these projects.
4. **Clubhouse Rental Bounce house** – An owner asked if they can have a bounce house on driveway behind the clubhouse for a child's birthday party at the clubhouse. The board will require the owner to provide evidence of insurance up to \$1 million that includes Kure Beach Village as an additional insured. Kim will follow up with the owner to let them know.
5. **Accounting position** – The original search for the position was not successful. The group discussed making the schedule more flexible and sending out a revised job opening announcement out to the community for someone with an accounting background. In the meantime, the board has offered to volunteer in the office if Kim needs to be out. Grace will continue to provide the monthly financials working approximately four hours per month.
6. **Largo Way common area** – Debbie noted that she spoke with some of the owners on Largo way and they noted that the live oak and palm trees need trimming. She suggested mulch and small garden palms like on Atlantic Avenue.
7. **Volunteer work day in March 2024** – Debbie is making a list for the March work day.
8. **Gazebo storage Clean** – Kim will send a reminder email to the community to remove all beach items by 12/1. The board will meet on 12/4 at 10 to remove all items left over. The water will be shut off on 12/4 and Merritt will handle this.
9. **Holiday Decorations** – the board will meet on 11/27 at 9:30 to decorate for the holidays.

**Next meeting date** – December 18 at 10:15am

#### ADJOURNMENT

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

**SECOND** – Merritt

**VOTE** – Unanimous

Meeting was adjourned at 11:56am

Respectfully Submitted,

*Kim Gargiulo* KBV HOA Staff