



701 Sailor Court  
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## **Kure Beach Village**

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

### **December 18, 2023**

#### **DIRECTORS PRESENT**

Mike Smith  
Gary Merkle  
Ed Heubel  
Debbie Selig  
Merritt Jones

#### **STAFF PRESENT**

Kim Gargiulo

#### **CALL TO ORDER**

Mike Smith called the meeting to order at 10:11am

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

**MOTION** – Merritt

**SECOND** – Gary

**VOTE** – Unanimous

#### **B. 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** – In progress. Framing done.

##### **Renovations:**

**749 Sailor Ct.** – Construction underway.

**711 Gulf Stream** –Done. The bond can be returned.

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

**812 Settlers** - Addition approved

**509 Settlers** – Pool approved. Mike spoke with the owner about the storage shed.

C. Owner of 710 Sailor Court attended the meeting to discuss outstanding fine for parking his trailer at his house in January 2023.

- Following the owner's departure, the Board discussed the issue and determined that the fine stands as is. Mike will send a letter to the owners that they have 30 days to pay the fine. If the fine is not paid, the HOA will move forward with a small claims court filing. The Board voted on this decision:

MOTION – Mike  
SECOND – Gary  
VOTE – Unanimous

- D. **FINANCIAL REPORT** – Merritt reported that the financials look good. Everything was typical expenses in November. 60% of the plumbing project cost of \$5,213 was paid in November. Mike has reached out to pool professionals and they will be replacing the ladder and the tile behind the ladder in January for \$2,400.
2. **Lawn Monitoring** – Debbie reported that all is good.
3. **Pools** – The drain covers expiration date is coming up and will need to be replaced. Mike will look into the cost to purchase the tiles to retiling the clubhouse pool.
4. **By-Laws/Covenants review** – Gary noted that the major issue is the question of fence height. Gary and Mike met with the Keys Board about the fence vote. At this point, the committee might propose a 6-foot fence on the rear of the property only. The goal is to send a vote out in February. The committee is also discussing hedges.
5. **Other** – Ed spoke with the fire dept. and they can't use the excess water from the pool when it is drained for repair. The Duke power bill is what it is for the green energy cost (it is a standard fee on all the Duke bills).
6. **Security Camera** – Ed installed the new clubhouse camera on the flagpole. We will look into how far back the video recording log lasts for. There are currently three different camera systems being used. The group would like to install a camera in the cabana. Ed will look into this and get back to the group.
7. **New Business**
1. **Open accountant position** – On hold until 2024.
  2. **Clubhouse floor** – Debbie has done a lot of research on the many types of luxury vinyl. The group reviewed the options and picked the floor. Debbie is trying to have the floor installed in Feb.
  3. **Volunteer work day in March 2024** – Debbie shared a project list for the March work day.

**Next meeting date** – January 15 at 10:15am

ADJOURNMENT

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

**SECOND** – Merritt

**VOTE** – Unanimous

Meeting was adjourned at 12:01

Respectfully Submitted,

*Kim Gargiulo* KBV HOA Staff