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Kure Beach Village

Board of Directors Meeting Minutes

January 15, 2024

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 10:15am.

Homeowner request to speak with the Board.

Russ and Lin Herman, new owners of 509 Settlers Lane, attended the meeting. They recently installed a pool and asked for an exception to install a 6-foot fence on the side of their back yard adjacent to the KBV tennis court. The owners stated that they see children playing near their yard and feel that it would be safer to have a 6-foot fence on that side of their property. Following the owners’ departure, the Board discussed the issue and decided that this exception is not justified.

MOTION – Merritt made a motion to not allow the exception.

SECOND – Gary

VOTE – Unanimous

Mike will contact the owners to let them know the Board’s decision.

APPROVAL OF PRIOR MONTH’S MINUTES

MOTION – Gary made a motion to approve the December minutes.

SECOND – Merritt

VOTE – Unanimous

FINANCIAL REPORT

Merritt reported that the financials look good. The December activity was typical expenses except for the plumbing project cost of \$8,688.

- Mike noted that Merritt did a great job managing the plumbing project and is hopeful that the benefits of the repairs will be reflected in next month’s water bill.
- The insurance rates may go up this year; we’ll review our policies in July.

- The Charter/Spectrum bill has been increasing by a few dollars each month. Gary shared with the Board the current phone law for pools. Ed will look into the phone and internet options for the Cabana and check with the county and Pool Professionals to confirm what will comply with the pool permit.
- Merritt noted that we have \$40,000 of income in our checking account that can be moved to a 12-month CD. Current CD rates are approximately 4.6%.

MOTION – Merritt made the motion to move funds to a 12-month CD.

SECOND – Ed

VOTE – Unanimous

OLD BUSINESS

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

New Construction:

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

434 Settlers – In progress.

Renovations:

749 Sailor Ct. – Construction underway.

740 Gulf Stream – Construction of storage shed to begin Feb/March.

812 Settlers – Addition in progress.

509 Settlers – Pool installed and Mike spoke with the owner about the storage shed.

Boca Ct. – Owner requested that a trailer be parked in their driveway for a couple of days while they renovate it into a food truck. The Board approved the trailer to be there for a maximum of 3 days in a row.

2. **Lawn monitoring**– Debbie reported that all is good.
3. **Pools** – The price for six tables for the Cabana pool increased \$20 per table. Mike will place the order for arrival by April. The drain covers expiration date is coming up and will need to be replaced. The ladder at the Clubhouse pool will be replaced in a few weeks. The estimate to replaster the pools is \$21,200. This project will be in done in 2025. We will hold on replacing the tile until 2025 so that the Clubhouse pool only needs to be drained once for these projects.
4. **By-Laws/Covenants review** – Gary reported that the committee will propose a 6-foot fence on the rear of the property only. There will also be updated rules regarding hedges. He asked for a motion to approve the proposed changes.

MOTION – Debbie made a motion to approve the proposed changes.

SECOND – Merritt

VOTE – Unanimous

The next step is for Mike to write an email to Keys homeowners; then an email will be sent to all homeowners. Thereafter, a voting ballot will be emailed to all homeowners.

5. **Security Camera** – Ed reported that ADP and CPI would cost \$1k for installation at each building and a monthly fee of \$50-\$60. He also looked at options with Costco and another camera provider. At the next meeting, Ed will provide the Board with a comparison of the different systems along with his recommendation.

NEW BUSINESS

1. **Open accountant position** – On hold.

2. **Clubhouse driveway blacktop** – We need a warm day for this project. Merritt will schedule accordingly.
3. **Volunteer Work Day** – Scheduled for **March 9 at 9am**. The Board will refine the project list at the next meeting. The current list attached.
4. **Clubhouse flooring** – Debbie is working on confirming the flooring and installer for a late February installation. She will email the Board with an update.
5. **March Board Meeting** – Scheduled for 3/28/2024.

NEXT MEETING – February 19 at 10:15am

ADJOURNMENT

MOTION – Debbie moved to adjourn the meeting.

SECOND – Ed

VOTE – Unanimous

Meeting was adjourned at 12:01.

Respectfully Submitted,

Kim Gargiulo KBV HOA Staff