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Kure Beach Village

Board of Directors Meeting Minutes

February 19, 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

APPROVAL OF PRIOR MONTH'S MINUTES

MOTION – Merritt

SECOND – Gary

VOTE – Unanimous

FINANCIAL REPORT

Merritt reported that the financials look good. All expenses were typical spending in February. Tables were ordered for the Cabana pool and will be delivered in mid-March. Debbie will be available to check out the tables when they arrive.

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. Exterior underway.

Renovations:

749 Sailor Ct. – Construction underway.

740 Gulf Stream – Construction of storage shed on adjoining ½ lot is underway.

812 Settlers - Addition in progress.

509 Settlers – Pool and storage shed installed, landscaping underway.

2. **Lawn monitoring**– Debbie reported that weeds and onion grass are starting to grow. Kim will send email about lawn maintenance during the first week of March.

3. **Pools** – Mike reported that the ladder was ordered. The drain covers will be replaced this week. Mike is looking for new umbrella stands. He found some on Amazon and suggested

ordering one to check it out; if the quality is good, he will order 12 more. Gary made a motion that Mike move forward with the purchase.

MOTION – Gary

SECOND – Merritt

VOTE – Unanimous

4. **By-Laws/Covenants review** – The amendment vote ballot has been emailed to all owners and is open until March 29. Kim will send a follow up email to all who haven't voted. The next step is for the committee to meet and incorporate the vote results. The By-laws will then go to the attorney to record the changes.
5. **Security camera** – Ed recommends two Reolink- RLK8-1200D4-A systems with each having 4 cameras (NVR's). He sent the Board an email in the previous week with all the details of this camera system. It will maintain a week-long recording. Each system costs \$600 for a total of \$1200 plus tax. He will also need supplies for ethernet cables and connectors totaling about \$100. The systems are available via Amazon. Merritt moved to spend up to \$1,600 to purchase the security camera.

MOTION – Merritt

SECOND – Mike

VOTE – Unanimous

NEW BUSINESS

1. **Open accountant position** – Mike will reach out to a potential candidate.
2. **Cabana phone update** – Ed will seek written confirmation that the pool permit will be approved by New Hanover County with the voip phone. Kim will share the current spectrum bill with Ed to do a cost benefit analysis and get back to the group with next steps.
3. **Cabana pool tables** – Six tables were ordered and should arrive in mid-March.
4. **Pickleball** – Ken Richardson's friends want to paint the Settlers Lane court to create two pickleball courts. Mike will reach out to Ken to get more information.
5. **Moving sale** – A resident asked to have a yard sale. The Board voted that it isn't permitted per the governing documents. A response was sent to the resident. The community will have the annual neighborhood yard sale on Saturday of Memorial weekend.
6. **Clubhouse driveway blacktop** – Merritt will schedule this project when the weather is warmer.
7. **Volunteer Workday in March 2024 – The date is set for March 9 at 9am.** Kim will set up a sign-up genius registration website for volunteers. She will send it to Debbie and Mike for their review prior to emailing it to the community to sign up.

Clubhouse/Cabana

Ed will manage the pressure washing. Debbie and Ed will pressure wash the Clubhouse porches on Friday.

1. Clubhouse railing: sanding, caulking, painting – 2 volunteers
2. Weeding / spraying around both pool decks – Debbie
3. Power wash both buildings – Ed and 2 volunteers

Beach Gazebo

Merritt will lead the beach volunteers. He will fix the broken spindles prior to the Workday.

4. Gazebo bike rack recoating – 3 volunteers
5. Beach access railings: sanding, caulking, painting – 3 volunteers

6. Spray weeds at Gazebo – Mike

Tennis Court – Settlers Lane

7. Fix/refresh horseshoe pits behind Tennis Court – Ed plus 3 volunteers

8. Fix/repair bar above gate at Tennis Court – Debbie

Common Area

9. Elevate Cyprus trees on Largo Way common area – Mike plus 3 volunteers

8. **Clubhouse floor** – Debbie purchased cleaning products for the new LVP floor, including a new vacuum and mop. She will order white vent registers and floor mats for the office. Merritt noted that these items are necessary for the project. The project will be completed by Friday 2/23. Many thanks to Debbie for leading this project!

NEXT MEETING – March 28 at 10:15am

ADJOURNMENT

MOTION – Debbie moved to adjourn the meeting.

SECOND – Ed

VOTE – Unanimous

Meeting was adjourned at 11:54am

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff