



701 Sailor Court
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Kure Beach Village

Board of Directors Meeting Minutes

March 28, 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

A. APPROVAL OF PRIOR Month's MINUTES with Gary's edit

MOTION – Merritt

SECOND – Gary

VOTE – Unanimous

B. FINANCIAL REPORT –Merritt reported that the financials look good. Everything was typical expenses in February. Clubhouse floors were paid for. Mike is working with Pool Professionals to get the ladder installed and leak repair project complete.

C. Old Business

1. Architectural Committee update- Mike reported on the following

New Construction:

702 Sloop – Looks complete. Mike said he will check if they are done. Mike will check out the common area adjacent to the house.

434 Settlers – In progress. On track for June completion date.

Renovations:

749 Sailor Ct. – Exterior complete. They are working on completing the inside

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 is still ongoing. Mike will check on their deposit.

2. **Lawn Monitoring**– Debbie reported that some weeds are growing high. Kim sent an email to the community. Debbie will follow up with pictures to the office in mid-April if anyone needs to be contacted.
3. **Pools** – The cabana pool will be resurfaced tomorrow. Mike will order 13 umbrella bases from Amazon. The leak in the clubhouse pool is repaired. The ladder will be installed soon. The pool table company is sending a new top free of charge for the one that was damaged.
4. **By-Laws/Covenants review** – Kim will send the list of all who haven't voted to the board. Gary will break up the list and ask the board member to call everyone. Gary made a motion to extend the vote by 30 days.
MOTION – Gary
SECOND – Debbie
VOTE – Unanimous

The vote will close on April 30.

5. **Security Camera** – Ed purchased 8 cameras. He installed 1 camera in the clubhouse. He installed 2 cameras outside. He will install 2 cameras at the cabana pool and in the cabana in April. Ed presented options for adding internet to the cabana. The board will determine what to do about the internet at the next meeting in April.
6. **Work day** – Rescheduled for April 6. There are many people signed up.
7. **Small Claims Court update** – Gary will complete all of the small claims court paperwork and send it to the owners of 710 Sailor. If they don't respond, after April 20 Mike and Gary will file it with the court.
8. **Open accountant position** – Mike will reach out to a potential candidate
9. **Office coverage while Kim is out April 1-5:** Ed-Monday, Debbie – Tuesday and Wednesday. Mike and Gary - Thursday and Friday.
10. **French Doors** – Debbie met with Top to bottom for an estimate of around \$250. Motion to pay up to \$250 to repair the doors.
MOTION – Gary
SECOND – Ed
VOTE – Unanimous
11. Motion to adjourn
MOTION – Gary
SECOND – Debbie
VOTE – Unanimous

Next Meeting – April 22 at 10:15am

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff