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**Kure Beach Village**  
**Board of Directors Meeting Minutes**  
**April 22, 2024**

**DIRECTORS PRESENT**

Mike Smith  
Gary Merkle (phone)  
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** – Mike
- SECOND** – Ed
- VOTE** – Unanimous

**FINANCIAL REPORT**

Merritt reported that the financials look good. Everything was typical expenses in March except for the clubhouse pool leak repairs. Part of the pool repair was paid for in March and the remaining balance for the pool repairs will be paid in April. The group discussed the need to review the capital budget expenditures for the next few years. They will meet about this and budget planning for a potential increase in 2025 dues in May.

**OLD BUSINESS**

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

**New Construction:**

- 702 Sloop** – The house is complete and the deposit was returned.
- 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** – Complete – deposit to be returned.
- 812 Settlers** - Addition in progress.
- 509 Settlers** – Pool and storage shed installed; landscaping is still ongoing. Mike will check on their deposit.

2. **Other** - Merritt noted a trailer parked in the driveway at 562 Anchor. Kim to send the owner an email asking what the plans are for the trailer and that they need to contact the Board in the future. Kim will let the Keys board know the email was sent.
3. **Lawn monitoring**– Debbie noted that there were six lawns that needed to be mowed. Kim sent an email to the owners and they have been responsive. Merritt noted a house on sloop point and Debbie will check it out.
4. **Pools** –The ladder will be installed soon at the clubhouse. Mike will get the concrete repair scheduled. Two umbrellas at the clubhouse pool need repair. Merritt will work on the umbrellas. Debbie noted one umbrella is damaged at the cabana and might need to be replaced. Some owners have complained that the bottom for the cabana pool is dirty. Mike has spoken with Pool Professionals about doing a thorough cleaning.
5. **By-Laws/Covenants review** – The fence ballot is open until April 30. Gary noted that we will send an email on May 1 that the vote has passed. Gary will set another meeting for the committee. The committee will then share the changes with the attorney for review. There will be legal fees charged for the review. Gary recommends that the board form a standing governing documents committee.
6. **Security camera** – Ed reported that the cameras are up at the cabana. He still needs to install one more in the clubhouse. Kim will make a sign for the cabana.
7. **Clubhouse door repair** – Top to bottom is coming to repair the leaking doors today.
8. **Volunteer Workday** – Mike reported that despite a small turnout, many repairs were done. The clubhouse porch and gazebo railing were repaired and painted. Merritt is going to reattach some pickets. Ed is going trim the cactus at the beach. Debbie weeded the cabana. Items that still need to be done include: bike rack at tennis court, plants at clubhouse and pruning at Largo. Merritt will go to Phillips nursery to purchase some plants for the front of the clubhouse. We will talk to Sam’s about waiting to mulch and pine straw until late April after the live oaks have dropped next year.
9. **Open accountant position** – Mike will reach out to a potential candidate.

## **NEW BUSINESS**

1. **Trex** – Mike noted that a homeowner asked to purchase our left over trex from repairs at the cabana last year. Kim will see how much we paid for it and Mike will follow up with the owner. Gary made a motion to sell the trex at a 25% discount of what we paid  
**MOTION** – Gary  
**SECOND** – Ed  
**VOTE** – Unanimous
2. **Small Claims Court update** – Mike and Gary will draft a letter this week to send to the owner. They will complete all the Small Claims Court paperwork and send it to the owners of 710 Sailor.
3. **Parking** – Towing Enforcement to begin on May 1. Kim will contact the towing company and send an email reminder to the community.
4. **Contact information**- Mike asked to send an update your information sheet with the invoices in December. Debbie said she will help input the information in January.
5. **Cabana HVAC** - Ed changed the air filters at the cabana. He noted that the HVAC is oversized for the cabana, that could be why the electricity is high. Ed will look into this and get back to the group.

6. **Cabana phone update** – Ed followed up on the cost options between Spectrum and AT&T to add internet at the Cabana. Merritt moved to change to AT&T to add internet to the cabana.

**MOTION** – Merritt

**SECOND** – Debbie

**VOTE** – Unanimous

Ed and Kim will work together to make the transition from Spectrum to AT&T.

7. **Board member vacancies** – Merritt and Mike are up for re-election. Mike will run for re-election. Merritt will decide if he wants to run by the next meeting. The group will discuss the proposed 2025 dues at the next meeting.

**NEXT MEETING** – May 20 at 10:15am

#### **ADJOURNMENT**

**MOTION** – Debbie moved to adjourn the meeting.

**SECOND** – Merritt

**VOTE** – Unanimous

Meeting was adjourned at 11.49am

Respectfully Submitted,

*Kim Gargiulo*, KBV HOA Staff