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Kure Beach Village

Board of Directors Meeting Minutes

May 20, 2024

DIRECTORS PRESENT

Ed Heubel, Merritt Jones, Gary Merkle, Debbie Selig, Mike Smith

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. Everything was typical expenses in April except for the pool repairs for the leak. Mike spoke with the town and the HOA will receive a refund of \$292 for the water bill paid in May to refill the pool in April. A small group is meeting next week to discuss capital expense planning. The board discussed the need to potentially increase the dues in 2025. The last time the dues were increased was in 2020 with a \$50 increase.

OLD BUSINESS

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

New Construction:

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

Renovations:

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

812 Settlers - Addition in progress.

721 Sailor – Addition just started

826 Cutter Court – Addition just started

509 Settlers – Mike noted that this is complete and the deposit can be returned.

2. **Lawn monitoring**– Debbie noted that there were six lawns that needed to be mowed. Kim will send an email to the owners. Debbie noted that an owner raked leaves into the street. Debbie will talk to the town about it and send a letter from the HOA if it happens again.

3. **Pools** –The ladder will be installed soon at the clubhouse. The concrete is repaired and paid for.

4. **By-Laws/Covenants review** – the final committee meeting is set for June 20. An email was sent to the community informing them that the amendment passed. The committee’s next step is to share the changes with an attorney to review and there will be legal fees associated with that.
5. **Internet, phone and Surveillance Cameras**– Ed is working to get IP Magic Jack phones. Ed will work with Kim to transition the phone/internet from spectrum to AT&T and order internet for the cabana. Ed has the monitors for the surveillance cameras.
6. **Clubhouse door repair** – Top to bottom repaired the doors and the glass. Debbie is working on a solution to ensure that the bottom for the door doesn’t leak. Debbie plans to reach out to Lowes who originally installed the doors to see if there is anything they can do about all of the issues.
7. **Universal Machine** – The machine was repaired by US Fitness for \$464. This company also provides preventative maintenance for \$280, where they would service the machines. The Board will consider this for the future.

NEW BUSINESS

1. **Small Claims Court** – Letters were emailed, hand delivered and mailed to the owners of 710 Sailor Court regarding their unpaid fine. If there is no response from the owners by May 28, Mike and Gary will go file the claim.
2. **Parking enforcement** – The tow truck company has begun monitoring the beach lot. Mike wants to send an email to the community to secure their parking pass to their golf cart as he picked up two parking passes in the parking lot.
3. **Yard Sale** – The Yard sale is on 5/25 rain or shine.
4. **Insurance** – Gary will work on getting some bids. Kim will email Gary the current policies.
5. **Open accountant position** – Mike reached out to a potential candidate who is a CPA. Mike contacted the search committee and will set up an interview with the candidate.
6. **Transformer boxes** – An owner asked about maintaining the boxes. Debbie will contact Duke to find out about the maintenance of these boxes.
7. **Capital budget** – The group reviewed the 2024 capital budget and determined that there are funds available to pave the clubhouse back parking lot as originally planned for this year. Merritt will reach out to the paving company to schedule the project.
8. **Trex** – Mike said that the trex that he discussed last month didn’t sell.
9. **Hurricane Preparation** – Ed and Merritt will pull out the shutters and check them out.
10. **Cabana HVAC** – Ed noted that the HVAC in the cabana is oversized but it is working fine.

NEXT MEETING – June 17 at 10:15am

ADJOURNMENT

MOTION – Merritt moved to adjourn the meeting.

SECOND – Ed

VOTE – Unanimous

Meeting was adjourned at 11:45am

Respectfully Submitted,

Kim Gargiulo, KBV HOA Staff