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Kure Beach Village

Board of Directors Meeting Minutes

June 17, 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 – Gary

SECOND – Merritt

VOTE – Unanimous

FINANCIAL REPORT

Merritt reported that the financials look good. Everything was typical expenses in May except for the pool repairs. Office supplies has extra funds and shows a negative sign because the \$2 fee that owners have paid for the parking passes is more than the amount spent on office supplies. Transfer fees are up because of many home sales this year paying the \$50 transfer fee.

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 is moving along.

826 Cutter Court – Exterior is almost complete.

2. Lawn monitoring– Debbie noted that there were three lawns that needed to be mowed.

Kim will send an email to the owners.

3. Pools –The clubhouse pool salt generator power pack failed. Pool Professionals is working on fixing it. The cabana pool has dirty tiles Mike will tell Pool Professionals to clean them.

4. By-Laws/Covenants review – the final committee meeting is set for June 20. 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 worked with AT&T to install phone and internet at both the cabana and clubhouse. Kim cancelled Spectrum. Ed added a sheet in the phone box at the pools for someone to check that the phone is working and sign off on it. Ed will return the equipment to Spectrum. The cameras are installed at the cabana.
6. **Clubhouse back parking lot paving**– Merritt noted that this is scheduled for mid July.
7. **Hurricane shutters** – Ed noted that the handles need to be sprayed and bees were removed.

NEW BUSINESS

1. **Small Claims Court** – Gary and Mike will go to small claims court on June 24 regarding the unpaid fine from 710 Sailor Court.
2. **Capital budget forecasting** – Mike has reached out to pool professionals. Merritt has contacted Roloris painting for quotes for painting.
3. **Insurance** – Gary is working on getting some quotes to compare with our current carrier Wells. Mike spoke with Ed at Wells and he is working on getting a quote.
4. **Accounting position** – A candidate was interviewed.
5. **Transformer boxes** – Debbie reached out to Duke. Mike noted that there is a crooked box at 801 -805 Settlers. Debbie will follow up on this.
6. **Clubhouse French Doors** – Debbie fixed the French doors at the clubhouse.
7. **Other items:** The bushes behind the cabana fence need to be trimmed. Mike will call Sam's to remove the dead bush at the Cabana. Ed will pull out the vines under the gazebo.
8. **Rowing Machine:** A new owner donated a rowing machine to the exercise room. The Board is figuring out how to fit it.
9. **Settlers Tennis Court:** Debbie and Scott fixed the net. The board will work on a plan for updating the court for pickleball.

NEXT MEETING – July 15 at 10:15am

ADJOURNMENT

MOTION – Merritt moved to adjourn the meeting.

SECOND – Ed

VOTE – Unanimous

Meeting was adjourned at 11:15am

Respectfully Submitted,

Kim Gargiulo, KBV HOA Staff