



701 Sailor Court  
Kure Beach, NC 28449  
(910) 707-0843  
[kbvhoa@gmail.com](mailto:kbvhoa@gmail.com)  
[www.kurebeachvillage.com](http://www.kurebeachvillage.com)

## **Kure Beach Village**

### **Board of Directors Meeting Minutes**

### **July 15, 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 June except for the pool repairs. The town gave a credit on the water bill since we had to refill the Clubhouse pool due to the leak. That credit covered the May and June water bills. The new accountant, Kate worked with Grace to complete the June financials. One owner hasn't paid their dues. We will continue to follow up with monthly notices including a late fee.

#### **OLD BUSINESS**

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

##### **New Construction:**

**434 Settlers** – Close to completion.

##### **Renovations:**

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

**812 Settlers** - Addition exterior is close to completion.

**721 Sailor** – Addition is moving along.

**826 Cutter Court** – Exterior is nearly complete. Interior is underway.

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 chlorine generator power pack was replaced. An owner suggested adding a lost and found box at the pool and offered to handle installing the box and monitoring it. Mike told the owner to purchase a bin and the HOA will reimburse the owner. Since the pool tiles are dirty, Mike will ask Pool Professionals to clean them. Merritt will get a new flag for the Clubhouse pool.

4. **By-Laws/Covenants review** –The committee’s next step is to share the changes with an attorney to review; there will be associated legal fees. There is some concern that the attorney fees might exceed the budget of \$5,000. Gary will reach out to an attorney who lives in the neighborhood to find out what his firm would charge. Two members of the committee want the attorney to review Article 4 Section 8 of the CC&Rs. Gary and Mike feel that legal review of this section is not necessary. Gary made a motion not to have the attorney review Article 4 Section 8 of the CC&Rs
  - Motion** - Gary
  - Second** – Merritt
  - Vote** - Unanimous
5. **Paving** – Merritt mentioned that the paving is scheduled for July.
6. **Small Claims Court** – The court judged in favor of the HOA. A statement will be sent to the owner of 710 Sailor to include the court costs and an ongoing late fee on the fine.
7. **Insurance** – Gary is collecting the quotes to compare with our current carrier Wells. Kim will follow up on the new quote from Wells. All quotes will be reviewed at the next meeting.
8. **Transformer boxes** – Debbie contacted Duke Energy to create a work order to fix the crooked box at 801/805 Settlers Lane. Debbie will send an email to the homeowners letting them know about the upcoming work. Duke informed Debbie that homeowners should not be planting vegetation around transformer boxes.

#### **NEW BUSINESS**

1. **July 4<sup>th</sup> incident** – Mike mentioned that a homeowner told him that there was suspicious activity in the street outside the Clubhouse. Ed gave the police the video footage from that area.
2. **Capital budget forecasting** – Mike reached out to Pool Professionals for an estimate on the 2025 contract. Merritt contacted Roloris for painting quotes. Everyone will send Merritt the quotes for 2025 budgeting so he can update the planning spreadsheet. The 2025 Operating budget needs to be agreed on at the August meeting. Mike, Merritt and Ed will meet to finalize the proposal prior to the next meeting.
3. **Guardhouse** – The Guardhouse and planter need maintenance. Since the town owns this area, Mike will contact them for their input on keeping or removing these two structures.
4. **Annual Meeting on Saturday October 5 at 1pm** - Mike and Merritt are up for re-election. Kim will send an email out to the community seeking board members. Kim will order Poor Piggy’s catering. The Covenants & Bylaws Committee will determine if they want to include the text vote in the Annual Meeting package which will be sent the first week of September.

**NEXT MEETING** – August 19 at 10:15am

#### **ADJOURNMENT**

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

**SECOND** – Merritt

**VOTE** – Unanimous

Meeting was adjourned at 11:15am

Respectfully Submitted,

*Kim Gargiulo*, KBV HOA Staff