



Kure Beach Village Annual Meeting Minutes

October 5, 2024

DIRECTORS PRESENT

Mike Smith
Merritt Jones
Gary Merkle
Debbie Selig

DIRECTORS NOT PRESENT

Ed Heubel

STAFF PRESENT

Kim Gargiulo

1. QUORUM CONFIRMATION

Mike verified with Peg Blanchard that she worked with the office staff to confirm that the requirement for a quorum was met.

2. CALL TO ORDER

President Mike Smith called the meeting to order at 1:05 PM and welcomed those in attendance.

3. VOTING RESULTS

Mike noted that the 2025 budget passed and that Mike Smith and Merritt Jones were re-elected as Board Members.

4. MINUTES FROM 2023 ANNUAL MEETING

Mike stated that the minutes from last year's meeting are on the website. Mike asked for a motion to skip the reading and to approve the minutes.

Motion to Approve made by Merritt Jones

Second made by Donald Ruris

All Approved

5. BUDGET PRESENTATION

Merritt Jones thanked the community for approving the 2025 budget. He noted that the annual dues will increase to \$475 in 2025. Due to rising costs and aging amenities, it costs more to fix everything. We also updated our long-term forecast on maintenance. The Reserve budget is in place in accordance with our governing documents and state law to self-insure things like the beach gazebo. The dues increase will maintain what we have and make sure the reserves are in good shape. Without the increase, we wouldn't have enough to cover our fiscal responsibility.

- Rob Johnson asked if there will be dues increases every year. Merritt responded that there is no plan for further increases at this point.

6. BOARD PRESENTATION

Mike introduced the Board Members. Mike reviewed the projects that were completed this year including replumbing the clubhouse to fix a long-standing leak, repaving the back parking lot at the clubhouse, and new floors at the clubhouse thanks to Debbie. Also, the clubhouse French doors are leaking and will be replaced for free. Ed Huebel installed new security cameras and internet, and the cabana now has internet. The cabana pool deck was sealed and a leak was repaired at the clubhouse pool.

- Cathy Spiegel noted that an awning over the French doors might help with the leak.

Mike noted that Grace retired last year but has still been working on the monthly financial reports. Both Kure Beach Village and the Keys have now hired the company ATAX. Kim will continue to be the office manager for the HOA. ATAX will manage HOA accounting starting next week.

Mike thanked all the community volunteers who helped out throughout the year on many different projects and encouraged others to volunteer. Many volunteers helped during Workday this Spring accomplishing the following projects: pressure washed both buildings; painted clubhouse porch and gazebo railings; polyurethaned gazebo bike rack; weeded at the gazebo; and built a bike rack for the Settlers Lane tennis court.

Mike thanked the following individuals who volunteered for the HOA this year:

Bob	Cooil
Jim	Damico
Kathy	Damico
Jim	Dugan
Vito	Formica
John	Gargiulo
Donna	Hatcher
Russ	Herman
Marianne	Hitter
Tee	Hollar
Sheree	Houston
Mary	Kruszon
Rob	LaVecchia
Eve	MacCurry
Dani	Mark
Laura	Mark

Nora	Mark
Jeff	Martin
Tim	Marvin
Grace	McGee
Marcy	McKinley
Karen	Merkle
Mindy	Oliver
Ray	Pichot
Scott	Selig
Betty	Slusser
Linda	Smith
John	Timko
Kathleen	Zielinski

7. COVENANTS/BYLAWS UPDATE

Gary Merkle reported that updating the Bylaws and CC&Rs has been a two-year project. He thanked the committee. The amendments to the Bylaws were passed last year. The final update to the CC&Rs were approved by the attorney which only cost us \$365 as a result of the committee's thorough work. These CC&Rs will be forwarded to all the members for a vote to accept. If this passes, the governing documents will conform to current law. We will need 66-2/3% of the voting group to approve this. Gary reminded the attendees that the fence height change was already approved by the community and is not part of this upcoming approval.

8. MIKE OPENED THE MEETING FOR QUESTIONS AND FEEDBACK

- Rob Johnson asked if it will be one vote for all the CC&R changes. Gary said that it will be one vote for all the changes. Rob thanked the Board for their work.
- Vito thanked Kim for her work in the office.
- Donald Ruris asked about beach renourishment and another owner noted that it will be happening in the winter of 2025.
- Cheryl Talley asked if there was going to be another Western NC donation drive. Mike noted that the HOA collection site was a one-time project organized by Tee Holler.

Mike again encouraged all members to reach out to the office staff or individual board members with any questions or suggestions.

9. ADJOURNMENT

President Mike thanked all for attending and concluded the meeting at 1:25PM.

Respectfully Submitted,
Kim Gargiulo
Kure Beach Village HOA Office Manager