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Kure Beach Village

Board of Directors Meeting Minutes

September 17, 2024

DIRECTORS PRESENT

Merritt Jones, Gary Merkle, Debbie Selig, Mike Smith

DIRECTORS ABSENT

Ed Heubel

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 – Mike

VOTE – Unanimous

FINANCIAL REPORT

Merritt reported that the financials look good. Everything was typical expenses in August. Everything is on budget except for the pools which needed extra repairs this year. We haven't received the bill for the Clubhouse paving work yet.

OLD BUSINESS

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

New Construction:

765 Settlers Ln. – New construction approved.

Renovations:

721 Sailor Ct. – Addition. Exterior complete; interior in progress.

822 Cutter Ct. – Exterior repair and painting underway.

509 Settlers Ln. – Awaiting paperwork for interior remodel.

2. **Lawn monitoring** – Debbie will wait to monitor the lawns for two weeks following the storm to give owners time to clean up.
3. **Pools** – Mike spoke with Pool Professionals about the added fees for pool chemicals. Pool Professional said that the extra chemicals are only "as needed". We will continue to be billed for these chemicals in addition to our monthly maintenance contract.
4. **By-Laws/Covenants review** – Gary reported that the revised CC&Rs are complete. The attorney has reviewed and approved them and will be sending us a bill. Gary will send the

document to the Board members for review. The Board discussed announcing the updated CC&Rs at the Annual Meeting and then sending the vote out to the community thereafter.

5. **ATAX** – Mike will call Vince at ATAX about the financial management transition and set up a time with him, Merritt and Kim to go to Truist Bank (potentially on 10/10 at 10am). After Mike speaks with Vince, Kim will call Vince to schedule the QuickBooks transition.

NEW BUSINESS

1. **Capital forecast** – A separate meeting was held earlier this month to review the capital improvements forecast model. Attendees were Mike, Merritt, Bob Cooil and Debbie.
2. **Transformer box** – Debbie spoke with Duke Energy and they are scheduled to level the transformer box at 801-805 Settlers Lane on October 22.
3. **Electrical work at Clubhouse** – The electrical supply to the dehumidifier and sump pump was tripping. Crawlspace Concepts serviced the items. Merritt reported that an electrician was hired to hard wire the dehumidifier and sump pump. Mike made a motion to accept the annual service contract on the sump pumps and dehumidifiers at the Cabana and Clubhouse with Crawlspace Concepts for \$105 each building.

MOTION – Mike

SECOND – Debbie

VOTE – Unanimous

Merritt will get the annual service scheduled for the Cabana.

4. **Tennis court** – Ed is working on getting quotes for a new fence and resurfacing the tennis court on Settlers Lane.
5. **Annual meeting prep** – Kim ordered the chairs and catered BBQ. Board members will set up chairs on October 4 at 10am. Annual Meeting is scheduled for October 5 at 1pm. Kim will resend the list of volunteers to the Board for review; Mike will announce them at the meeting.
6. **Clubhouse French doors** – The manufacturer is replacing the leaking French doors free of charge thanks to Debbie's follow up. New French doors will be delivered to Lowes for us to pick up in October. Top To Bottom will install them for a fee. Debbie will also get a quote to repair the threshold under the silver plate and share the estimate with the group for review.

NEXT MEETING – October 28 at 10:15am

ADJOURNMENT

MOTION – Gary moved to adjourn the meeting.

SECOND – Merritt

VOTE – Unanimous

Meeting was adjourned at 11:26pm

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff