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Kure Beach Village

Board of Directors Meeting Minutes

October 28, 2024

DIRECTORS PRESENT

Merritt Jones, Gary Merkle, Debbie Selig, Mike Smith, 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** – Gary
- SECOND** – Merritt
- VOTE** – Unanimous

APPROVAL to post the draft of the Annual Meeting Minutes on the website

- MOTION** – Gary
- SECOND** – Merritt
- VOTE** – Unanimous

FINANCIAL REPORT

Merritt reported that the financials look good. Everything was typical expenses in September. Everything is on budget except for the pools which needed extra repairs this year.

BOARD POSITIONS – Nominations and elections

- Debbie Selig nominated Mike Smith for President; Gary Merkle seconded – All voted in favor
- Mike Smith nominated Merritt Jones for Vice President; Ed Heubel seconded – All voted in favor
- Mike Smith nominated Gary Merkle for Secretary; Ed Heubel seconded – All voted in favor
- Mike Smith nominated Debbie Selig for Treasurer; Ed Heubel seconded – All voted in favor

OLD BUSINESS

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

New Construction:

765 Settlers Ln. – New construction approved.

Renovations:

721 Sailor Ct. – Project complete. Mike will follow up on the final inspection.

822 Cutter Ct. – Exterior looks complete; Mike will follow up with the owners.

509 Settlers Ln. – Remodel under construction

852 Settlers Ln. – Renovation underway

2. **Lawn monitoring** – Four lawns in October needed cutting. Kim sent a reminder to the owners. Mike noted that 750 Settlers needs another reminder.
3. **Pools** – Mike noted that plastering and tiling the Clubhouse pool will cost approximately \$20,000. He is working with the town to get permission to use town water via the fire hydrant to “quick-fill” the pool rather than trucking in water. Mike will also coordinate the sealing of the pool deck to be done prior to the pool plastering.
4. **By-Laws/Covenants review** – Gary reported that the revised CC&Rs are ready to be sent out to the community for a vote. Mike will draft a letter to send to all homeowners regarding the changes and the vote.
5. **ATAX** – Kim has worked with Vince at ATAX to transition to QuickBooks online. Vince will reconcile the bank accounts and create the financial reports for October.

NEW BUSINESS

1. **Gazebo clean out** – Kim will send a reminder to the community to clean out all items at the Gazebo by December 1. The Board will meet on Monday, December 2 at 9:30am to remove anything that is left behind.
2. **Holiday decorations** – The Board will meet on Friday, December 6 at 9:30am to put up holiday decorations.
3. **Guard house** – The Board discussed that the 20” rainstorm on September 16 damaged the guard house. Kure Beach Village no longer has any use for the guard house, and the sign only seems to cause confusion with neighboring developments. As this structure, as well as the sign and small retaining wall reside on Town property, the HOA will request that the Town remove the building, sign and retaining wall. This removal will improve the aesthetics of the area and reduce confusion for the rental public. Gary made a motion to return the contents on the right of way to the Town of Kure Beach.

MOTION – Gary

SECOND – Merritt

VOTE – Unanimous

Mike will draft a letter to the Town.

4. **Capital budget** – Ed reached out to the contractor who repaved the court in 2019 and will share the proposal with the group. The Board needs to prioritize capital projects for 2025 to stay within the approved budget.
5. **Transformer box** – Debbie reported that Duke Energy fixed the transformer box on Settlers Lane that was tilted.
6. **Exercise equipment in Cabana** – Debbie hired US Fitness to repair a cable on the universal. She will obtain an annual preventative maintenance agreement from US Fitness for the Board to consider. Debbie will install a mirror on the wall in front of the treadmill as requested by some owners for safety reasons.
7. **Cabana shrubbery** – Debbie noted that the bush outside of the Cabana has been dead for a long time. Mike will contact Sam’s Landscaping to remove the plant.
8. **Policy addition** – Gary made a motion that any actionable verbal communication take by members of the Board of Directors must be memorialized by written communication in an email.

MOTION – Gary

SECOND – Debbie

VOTE – Unanimous

9. **Clubhouse French doors** – The manufacturer has replaced the leaking French doors free of charge. Top To Bottom will install the doors later this week for a fee.

NEXT MEETING – November 18 at 10:15am

ADJOURNMENT

MOTION – Merritt moved to adjourn the meeting.

SECOND – Mike

VOTE – Unanimous

Meeting was adjourned at 11:56pm

Respectfully Submitted,

Kim Gargiulo

KBV HOA Staff