



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**

### **November 18, 2024**

#### **DIRECTORS PRESENT**

Merritt Jones, Gary Merkle, Debbie Selig, Mike Smith, Ed Heubel

#### **STAFF PRESENT**

Kim Gargiulo  
Vince Losito – ATAX

#### **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**

1. Motion to move excess 2024 Funds to the reserves

**MOTION** – Debbie

**SECOND** – Gary

**VOTE** – Unanimous

2. Debbie reported that the financials look good. Everything was typical expenses in October. Everything is on budget except for the pools and clubhouse which needed extra repairs and are over budget for the year.
3. Report adjustments: Debbie asked Vince to take the last column out of the long-term maintenance report and only keep the total. Mike asked to take the name off of the credits in long term maintenance. The new quick books online check detail report doesn't pull the memo from the payment for the board report. The group said that it is fine to leave that off as the information is accessible in QuickBooks. The cabana electricity usage has increased and the board thinks it is the HVAC. Vince will set up a prepaid expense account for the clubhouse pool project. Debbie asked Vince to let us know if there are financial reports that other HOAs use that might be helpful. Vince noted that a 12-month P&L might be helpful.

4. There is one owner who still owes a fine for a small claims court judgement. Gary is working on getting the paperwork for the judgement.

## **OLD BUSINESS**

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

### **New Construction:**

**765 Settlers Ln.** – New construction approved but waiting on the building permit.

### **Renovations:**

**822 Cutter Ct.** – Complete. Bond can be returned.

**509 Settlers Ln.** – Remodel under construction

**852 Settlers** – Renovation to begin soon

2. **Lawn monitoring** – Debbie reported that everything looks good.
3. **Common area Landscaping** – The dead bush needs to be removed at the Cabana. Mike will follow up with Sam's. Ed noted that there are trees by the Settlers Lane Tennis Court that need to be trimmed. The shrubbery behind the pool on Settlers needs to be trimmed. Debbie will check it out and follow up.
4. **Pools** – Mike noted that plastering and tiling the clubhouse pool is complete. There was a light and cracks that needed to be repaired. 14 tiles were damaged during the bullnose edge repair and will be replaced. When the cabana pool is renovated in 2026, the bullnose above the tile needs to be done first, with the original tiles in place. There was some plaster dropped on the deck that Pool Professionals will fix. Mike will also coordinate the sealing of the pool deck in January.
5. **By-Laws/Covenants review** – Gary said the CC&Rs will need to be filed by the attorney once everything is approved. Gary reported that the revised CC&Rs are ready to be sent out to the community for a vote. The email letter is approved by the board. Kim will email out the vote this week. The vote will be open for 90 days once the email is sent.
6. **Capital Budget - Tennis Court Resurfacing at Settlers Lane** – Ed shared the proposal from A Better Court for \$12,500.
  - MOTION** – Merritt moved to accept the quote to from A Better Court
  - SECOND** – Debbie
  - VOTE** – Unanimous
7. **Guard House** – Gary noted that the letter from the Town attorney states that the town owns the land. This item will be on the agenda at the Town Council Meeting tonight. Following the council meeting, the Board will send an email to the community with the outcome.
8. **Gazebo Clean out** – Kim will send a reminder to the community to clean out all items by December 1. The Board will meet on Monday, December 2 at 9:30am to remove anything that is left behind.
9. **Holiday Decorations** – The Board will meet on Thursday, December 5 at 9:30am to put up holiday decorations.
10. **US Fitness Proposal**– Debbie shared the US Fitness proposal for \$280 for preventative maintenance of the exercise room equipment. Debbie will get further details from the company to provide to the group next month. Debbie will install two mirrors in the exercise room (a mirror in front of the treadmill and one in the weight room).
11. **Clubhouse French doors** – Debbie will get spring loaded hinges for the clubhouse doors in January.

## **NEW BUSINESS**

- 1. Beach gate** – The beach gate will need new hinges next season.
- 2. Clubhouse Rentals** – The group discussed that the \$200 deposit should be required by all renters as stated in the clubhouse reservation application and procedure document on the website.
- 3. First Aid Kit for clubhouse** – Merritt will get a new First Aid Kit for the clubhouse.

**NEXT MEETING** – December 16 at 10:15am

## **ADJOURNMENT**

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

**SECOND** – Mike

**VOTE** – Unanimous

Meeting was adjourned at 11:56am

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Gary Merkle, Secretary, 12/5/24

Respectfully Submitted,

*Kim Gargiulo*

KBV HOA Staff