



701 Sailor Court
Kure Beach, NC 28449
(910) 707-0843
kbvhoa@gmail.com
www.kurebeachvillage.com

Kure Beach Village
Board of Directors Meeting Minutes

December 16, 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 – Merritt

SECOND – Gary

VOTE – Unanimous

CCR Vote

1. CCR Vote report – Kim reported that there are currently there are 101 votes. Gary asked Kim to send a follow up email to the community this week.

FINANCIAL REPORT

1. Debbie reported that the financials were a bit of a challenge this month. We are working with Vince to make sure everything is correct. The pool re-plaster has been paid in a pre-paid account. Debbie noted that the water usage at the cabana is high. Mike noted that Pool Professionals did a repair that will hopefully fix that for next month.
2. There is one owner who still owes a fine for a small claims court judgement.

OLD BUSINESS

1. **Guard House** – Mike met with the town of KB public works about the removal. Mike is attending the Town Council meeting tonight. The Board will send an email to the community with the outcome once it is decided.
2. **Architectural Committee update** - Mike reported that Karen Merkle and Bob Cooil will be serving on the architectural committee starting in 2025. He reported on the following:

New Construction:

765 Settlers Ln. – New construction has begun

Renovations:

509 Settlers Ln. – Remodel under construction

852 Settlers – Renovation has begun

3. **Common area Landscaping** – Debbie asked about the water oak trees. Mike said this project will need to be done in 2026. Merritt said the palm trees need to be trimmed near the tennis court.
4. **Pools** – Mike noted the pool replaster project is complete. He will also coordinate the sealing of the pool deck in January.
5. **Capital Budget** – Ed is working on scheduling the Tennis Court Resurfacing on Settlers Lane. Merritt will reach out to the painter to paint the clubhouse and gazebo.
6. **Exercise room** - The board approved the US Fitness proposal for \$280 for preventative maintenance of the exercise room equipment. Debbie installed Mirrors in the exercise room.

NEW BUSINESS

1. **Spring Work Day** – Work Day is scheduled for March 29 with a rain date the following weekend. Mike noted the following projects:
 - Nandina bushes have been donated and need to be moved to the clubhouse.
*Merritt has pictures of the new plumbing layout at the clubhouse. He will give to Kim to file in the office.
 - Debbie will purchase a snow fence for underneath the beach gazebo.
 - Pop up drains around clubhouse repairs
 - Gazebo walkway repairs
 - Gazebo flower bed
 - Largo Way pruning
 - Pressure wash cabana
2. **Missing water meter cover at the gazebo** – Merritt spoke with the town and they suggested purchasing a plastic irrigation cover.
3. **Tennis Roller** – Kim will email Kathleen to see what roller she recommends and purchase it.
4. **Clubhouse French doors** – Debbie will get spring-loaded hinges in January.
5. **Water meter for cabana irrigation** – Kim will call the town to get more information regarding this unused water meter.

NEXT MEETINGS – January 27, Feb. 24 and March 24 at 10:15am

ADJOURNMENT

MOTION – Merritt moved to adjourn the meeting.

SECOND – Ed

VOTE – Unanimous

Meeting was adjourned at 11:07am

Gary Merkle, Secretary

Respectfully Submitted,
Kim Gargiulo, KBV HOA Staff