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Kure Beach Village

Board of Directors Meeting Minutes

January 20, 2025

DIRECTORS PRESENT

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

STAFF PRESENT

Vince Losito – ATAX

STAFF ABSENT

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

FINANCIAL REPORT

Debbie reported that the financials show we finished the year close to budget. In December, we purchased a tennis roller for the Clubhouse tennis court and paid the Keys for the annual Pond Maintenance Permit. The Cabana water usage dropped in December which was expected from the Pool Professionals' recent pump repair. We received \$690 in credit card rewards and dues from 52 homeowners. For Full Year 2024, Revenues were \$2,000 higher than Plan but Expenses were \$3,000 overbudget. Overspending occurred from unplanned Clubhouse pool repairs and Clubhouse maintenance. Usage in electric and water were both lower than last year. Based on these Financials, we can transfer \$8,177.40 into the Reserve Fund. This will reduce the Reserve Fund gap down to \$8,180 for 2024. Looking at 2025, our Financial Budget still looks good based on Year End results. Our Capital Budget of \$65,350 for the planned maintenance may be a little low based on early spending. Debbie will send Vince our 2025 Financial Budget and the list of Capital Budget items.

OLD BUSINESS

1. Architectural Committee update – Architectural Committee consists of Karen Merkle, Bob Cooil and Mike. Mike reported on the following:

New Construction:

765 Settlers Ln. – New construction has begun.

Renovations:

509 Settlers Ln. – Major renovation underway.

852 Settlers – Renovation underway.

2. **Common area landscaping** – Debbie reported that the dead bush at the Cabana has been removed. She asked if Sam’s Landscaping is responsible to trim the palm bush near the Settlers Lane tennis court. Mike said that they will trim it in the Spring.
3. **Pools** – Mike noted the Clubhouse resurfacing is complete, and the Clubhouse pool deck will be sealed possibly next Monday. The Cabana pool pump was fixed by Pool Professionals and seems to be functioning well.
4. **By-Laws/Covenants** – With Kim out, we don’t know the current vote tally. At last week’s tally, 57 votes were still needed for a 66% participation. The Board will make reminder phone calls to homeowners if needed.

NEW BUSINESS

1. **Capital budget** – Merritt noted that the painter will paint the Clubhouse and Gazebo when the temperature is over 50 degrees. Ed brought the Tennis Court resurfacing contract to the meeting. This company, A Better Court, performed the tennis court resurfacing last time.

MOTION – Merritt moved to accept the quote from A Better Court

SECOND – Ed

VOTE IN FAVOR – 4

VOTE OPPOSED – 1

Ed will schedule the Settlers Lane tennis court resurfacing for the March/April period.

2. **Guardhouse** – Mike met with the Town of KB Public Works about the removal. He provided edits to the Town’s agreement to clear the Guardhouse area. Once the agreement is finalized, the Board will inform the community via email.
3. **Spring Work Day** – Work Day is scheduled for March 29 with a rain date the following weekend. Mike will be away prior to the event. Mike noted the following projects:
 1. Move donated Nandina bushes to the Clubhouse. *Merritt gave pictures of the Clubhouse’s new plumbing layout to the office for reference.
 2. Install snow fence for underneath the beach gazebo (Debbie will purchase)
 3. Reset pop up drains around Clubhouse
 4. Repair Gazebo walkway
 5. Fix Gazebo flower bed by the sign
 6. Pruning at Largo Way
 7. Pressure wash Cabana
 8. Polyurethane the 2 bike racks (Gazebo & Settlers Lane tennis court)
 9. New or repair picnic tables at the Settlers Lane tennis court
4. **Clubhouse rear flower bed** – Mike will ask Sam’s to cut down the flowers behind the Clubhouse when they apply mulch in March.
5. **Clubhouse party cleanup** – The Clubhouse floor was left dirty after an event. We could not determine when it happened. Ed will add another camera inside the Clubhouse.
6. **Court document** – Gary obtained the litigation papers from the Courthouse. These will be needed if/when we proceed to obtain the outstanding fees. Mike will contact the homeowner for payment. If there’s no payment, Gary will draft a letter.
7. **Exercise room** – Debbie asked the Board when we should schedule the annual equipment maintenance work. The Board determined late March so Debbie will schedule with US Fitness.

8. **Clubhouse French doors** – Debbie showed the Board the spring-loaded hinges and drip caps for the French doors. The new hinges will replace of the current closer that is limiting the door from opening all the way. The bottom drip caps may stop the rainwater from coming inside under the doors. She also requested that we replace the outside threshold board (2x4) that has rotted as well as replace the inside shoe molding which is currently too high and damaging the bottom weatherstripping. All agreed to move forward on these minor repairs. Debbie will schedule the work with Sandy White of Island Home Maintenance.
9. **Water meter for Cabana irrigation** – Kim had called the Town to get more information regarding this unused water meter. If we have the Town turn off the water, the Town will remove the meter. To restart the water in the future, it would cost over \$1,000 to reinstall a new meter. Therefore, we will leave the meter and pay the minimal monthly water fee.

NEXT MEETINGS – February 24 at 10:15am

ADJOURNMENT

MOTION – Gary moved to adjourn the meeting.

SECOND – Merritt

VOTE – Unanimous

Meeting was adjourned at 11:45am

Gary Merkle, Secretary