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## **Kure Beach Village**

### **Board of Directors Meeting Minutes**

#### **February 24, 2025**

#### **DIRECTORS PRESENT**

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

#### **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** – Debbie

**VOTE** – Unanimous

#### **FINANCIAL REPORT**

Debbie reported that the financials are all normal expenses for January. She said that electric is high in the cabana. Ed will check out the thermostat and set the auto timer. 36 people still owe dues and Kim is following up with them.

#### **OLD BUSINESS**

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

**New Construction:**

**765 Settlers Ln.** – New construction in progress. They now have a dumpster.

**Renovations:**

**509 Settlers Ln.** – Renovation underway.

**852 Settlers** – Renovation underway.

2. **Common area landscaping** – Debbie received promotional materials from Greenview lawn care and will contact them for a proposal. Kim will send an email to the community about law maintenance in March.
3. **Pools** – Mike noted that the Clubhouse resurfacing is complete. He will be working with Pool Professionals on the permit. Ed replaced the phone box at the cabana and will add a new phone box at the clubhouse soon.
4. **Painting** – Merritt reported that the gazebo painting is complete. The painters are working at the clubhouse now.
5. **By-Laws/Covenants** – Gary reported that the CC&R vote passed. 215 owners voted in favor of the changes. Gary will draft an email to let the community know. He will ask the attorney record the CC&Rs. Kim will update the website to state "Amended bylaws".

#### **NEW BUSINESS**

1. Capital budget – Settlers Lane Tennis Court repair and resurface: Ed reported that the proposal from A Better Court is for \$12,500. Debbie made a motion to accept their proposal **MOTION** – Debbie  
**SECOND** – Ed

**VOTE** – Unanimous

Ed will reach out to them to schedule the work as soon as possible.

2. **Guardhouse** – An email was sent to the community regarding the guardhouse and removal. The agreement with the Town of Kure Beach is finalized and signed. We will email the community when the date is set for demolition. Mike has informed Bob Spiegel from the Keys Board that he can have the plants from the planter per his request.
3. **Spring Work Day** – Work Day is scheduled for March 29. Mike noted the following projects:
  1. Move donated Nandina bushes to the Clubhouse– 6 volunteers
  2. Install snow fence for underneath the beach gazebo (Debbie will purchase) – 3 volunteers
  3. Reset pop up drains around Clubhouse – 2 volunteers
  4. Repair Gazebo walkway (sticking up screws need to be fixed) – 1 volunteer
  5. Fix Gazebo flower bed by the sign – 2 volunteers
  6. Pruning at Largo Way – 3 volunteers
  7. Pressure wash Cabana – 2 volunteers
  8. Polyurethane the 2 bike racks (Gazebo & Settlers Lane tennis court) – 3 volunteers
  9. New or repair picnic tables at the Settlers Lane tennis court (Debbie will look into it)
  10. Refinish table and metal stands on clubhouse porch – 2 volunteers

Kim will set up a sign-up genius and send the email soon.

4. **Accounting** – There have been challenges and different issues come up each month with ATAX. We will continue to monitor this.
5. **Exercise room** – Debbie reported that US Fitness is coming on March 4 from 2-4 to perform preventive maintenance on the exercise equipment. Kim will send an email to the community on March 3 to state that room will be closed during that time.
6. **Clubhouse French doors** – Debbie reported that the doors have been repaired. Island Home Maintenance did a great job.
7. **Camera in clubhouse** – Ed installed a new camera in the clubhouse and a new cord for the TV.
8. **Clubhouse usage** – Debbie noted that there was a concern from an owner from a recent event. Mike noted that he invited them to attend the board meeting to discuss.
9. **Tennis Court** – Ed suggested placing a motion detector solar light on the Settlers Lane tennis court fence to illuminate the area which is very dark. This will be discussed at the next meeting after Board member have a chance to check out the area.
10. **Crawl Space concepts** – Merritt will schedule the annual maintenance.

**NEXT MEETING** – March 24 at 10:15am

#### **ADJOURNMENT**

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

**SECOND** – Merritt

**VOTE** – Unanimous

Meeting was adjourned at 11:45am

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Gary Merkle, Secretary