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## **Kure Beach Village**

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

**March 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** – Gary

**SECOND** – Merritt

**VOTE** – Unanimous

#### **FINANCIAL REPORT**

Debbie reported that the financials are all normal expenses for February. 18 people still owe dues and Kim is following up with them. There have been challenges and different issues come up each month with ATAX. We will continue to monitor this.

#### **OLD BUSINESS**

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

###### **New Construction:**

**765 Settlers Ln.** – New construction in progress.

###### **Renovations:**

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

**852 Settlers** – Renovation underway.

**834 Cutter** – They are adding a swimming pool. They are waiting on the town permit.

- 2. Common area landscaping** –Kim sent an email to the community about lawn maintenance in March. Debbie will start monitoring the lawns in April. The water oak trees near the tennis court need to be monitored.
- 3. Pools** – Mike 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. The pool closed sign was down and there were people in the pool on Settlers Lane on Sunday. Ed will check the video and get back to the group with next steps. The pool closed sign was put back up.
- 4. Painting** – Merritt reported that the clubhouse painting is complete. We are waiting for the invoice.

#### **NEW BUSINESS**

- 1. Capital budget** – Settlers Lane Tennis Court repair and resurface: Ed reported that he has reached out to A Better Court. They will begin work soon.
- 2. Guardhouse** – The guard house is now gone. Kure Estates asked Mike if KBV is interested in beautifying the median with financial support from KBV. The board agreed that as the town is the

owner of that property, that KBV will not participate in any financial landscape improvement on that land.

3. **Spring Work Day** – Work Day is scheduled for March 29. Kim will send a follow up email this week. Mike noted the following projects:
  1. Move donated Nandina bushes to the Clubhouse– Mike will ask Alan and Rich to help with this project.
  2. Install snow fence for underneath the beach gazebo (Debbie has purchased the fence, Ed will get the nails and manage the project)
  3. Reset pop up drains around Clubhouse - (Debbie will purchase bags of decorative gravel) Mike will manage this project.
  4. Repair Gazebo walkway (sticking up screws need to be fixed) –Merritt will bring a drill and help with this. Merritt already replaced the solar lights.
  5. Fix Gazebo flower bed by the sign –Merritt will manage this project. He will also order a new towing sign.
  6. Pruning at Largo Way –Mike will lend his chainsaw to Donna and Marianne.
  7. Pressure wash Cabana - Ed will manage
  8. Polyurethane the 2 bike racks (Gazebo & Settlers Lane tennis court) –Debbie will get a gallon and a quart of polyurethane and manage the project
  9. New or repair picnic tables at the Settlers Lane tennis court. – Merritt spoke with John Timko and Jeff Martin and they will build a new table. Mike will ask John Batson to remove the old picnic table.
  10. Refinish table and metal stands on clubhouse porch –Mike will get sand paper and paint for the table. Gary will manage this.
4. **Solicitors in the neighborhood** – A homeowner asked Mike about adding a no soliciting policy. The board feels that it is not feasible to add that policy at this time. Mike will suggest telling the owner to place a “no soliciting” sticker on their door.
5. **Beach Gate** – Ed is looking into a new lock system. Currently the beach bathroom is unlocked. The gate hinges need to be replaced but they are very expensive. Merritt will look into the hinges.
6. **Stones around the stop signs** – The Keys Board asked if the KBV board would like for them to add gravel around the stop sign near the KBV sign on Kure Village Way. The group discussed this and Mike will let Eve know that KBV does not want the gravel at this time.
7. **CCRs**– Gary made a motion to have the attorney record the CCRs
  - a. **Motion** - Gary
  - b. **Second** – Merritt
  - c. **Unanimous**
8. **Cabana Thermostat** – Ed reset the temperature in the cabana.
9. **Cleaning** – Peg has retired. We are in need of hiring someone new. Mike and Debbie have interviewed 4 cleaners and received quotes. Debbie will follow up with Ashley as the top choice.
10. **Clubhouse French doors** – Debbie reported that the doors are still leaking. At this time there is no solution.
11. **Question from the Keys** - The Keys is having a challenge with collecting payment from one owner. The Keys board is planning on moving forward in filing a lien on her property, but also wanted to know if the KBV Board could withhold her beach parking pass and potentially collect her amenity keys until she pays her Keys HOA dues. The board discussed this and determined that it is not withing KBV jurisdiction to do this.

**NEXT MEETING** – April 21 at 10:15am

**ADJOURNMENT**

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

**SECOND** – Merritt

**VOTE** – Unanimous

Meeting was adjourned at 11:55am

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Gary Merkle, Secretary