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Kure Beach Village

Board of Directors Meeting Minutes

April 21, 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 most financials are normal expenses for March. However, with Peg's retirement and the hiring of our new custodian, the expenses for cleaning have doubled. The "cleaning" budget line will go over, but we should be able to make up the funds in other areas. We will continue to monitor the budget. There have been challenges and different issues come up each month with ATAX. We will continue to monitor this. There are issues on the report with the bank fees and credit card charges. Kim will follow up with Vince. Debbie noted that we will no longer provide the treasurers report worksheet as part of the financial report as that report has to be manually created and it not a direct report from QuickBooks. 11 people still owe dues, Kim is sending statements to follow up with them.

OLD BUSINESS

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

New Construction:

765 Settlers Ln. – New construction in progress.

747 Gulf Stream – Preliminary plans have been received

Renovations:

509 Settlers Ln. – They have a temporary CO. They should be done in the next two weeks.

852 Settlers – Renovation underway. Mike will check on progress.

834 Cutter – They are adding a swimming pool.

713 Sailor – Addition in front and deck renovation in the back.

2. **Lawns** – Debbie sent Kim four houses with lawns that need attention. Kim will email the owners.

3. **Pools** – The cabana pool is open. The clubhouse pool has not yet passed inspection. Pool Professionals is working with the county to resolve the issue.

4. **Custodian** – The new custodians, Ashley and Lori, will clean on Monday evening and Friday morning. They will be paid at the end of the month.

5. **Tennis court** – Ed reported that ABC Court will begin work on the Settlers Lane Tennis court this week.
6. **CCRS** – Mike signed the CCRs and the document is notarized. Gary reported that the attorney suggested taking out the construction bond. In order to do that, we would have to go back to the community for the vote. The board feels it should be kept as is.

Motion - Merritt made a motion to keep the CCRs as is.

Second - Mike seconded

Unanimous

Once the documents are finalized, they will be posted on the website. Gary suggested creating a committee to meet once a year to review all of the governing documents.

7. **Beach Gate** - T&D Fence will replace the hinges and spring will. The cost will be \$1,110.
8. **Bathroom lock** – Kim will send info on the lock to Merritt. Ed suggested using alkaline batteries.
9. **Downspout drain at the clubhouse pool** – Merritt will call the plumbers for an estimate.
10. **Exercise room** - US Fitness replaced a cable on the universal machine. There may be a need for another cable. US Fitness says everything else looked good.
11. **Other** - Debbie noted that a neighbor complained about an unsightly issue on another resident's home. Debbie will send the address to Mike for the ARC to review. Ed noted that lawn at the Keys Pond needs to be mowed. Kim will email the Keys Board.

NEXT MEETING – May 19 at 10:15am

ADJOURNMENT

MOTION – Gary moved to adjourn the meeting.

SECOND – Merritt

VOTE – Unanimous

Meeting was adjourned at 11:17am

Gary Merkle, Secretary