



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

Kure Beach Village

Board of Directors Meeting Minutes

June 16, 2025

DIRECTORS PRESENT

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

Homeowner's Present

Karen Cooil – Karen is concerned about 822 Cutter Court. She believes there is a renter staying in the house. They have called the police several times. The Board will send a letter to the owner.

STAFF PRESENT

Kim Gargiulo

CALL TO ORDER

Mike Smith called the meeting to order at 10:25am

APPROVAL OF PRIOR MONTH'S MINUTES

MOTION – Gary

SECOND – Ed

VOTE – Unanimous

FINANCIAL REPORT

Debbie reported that expenses are in line with the budget. There are issues on the financial report with the fees and the customer balance listing "temporary". Debbie will follow up with Vince to fix this for next month's financial report. Debbie will ask Vince to attend the next board meeting.

OLD BUSINESS

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

New Construction:

765 Settlers Ln. – New construction in progress. Mike spoke with Bass builders regarding the delay in the siding. They said it will be delivered soon.

747 Gulf Stream – Construction has begun.

Renovations:

509 Settlers Ln. – Complete. Surety bond can be returned.

852 Settlers – Renovation underway. They should be done in July.

834 Cutter – They are adding a swimming pool.

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

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

3. Pools – All is well with the pools. Let Ed know if there are any bees and he will take care of it.

4. Tennis court – Debbie reported that the Settlers Lane pickleball net is in. People have been taking the bungee cord. Debbie will clamp the bungee cord on to the fence.

New Business

1. **Home rental on Cutter Court** – Gary drafted a letter to the owner. The board voted to send the letter.

MOTION – Ed

SECOND – Debbie

VOTE – Unanimous

2. **Beach Shower repair** – The shower needs repair. Ed will see if he can repair it. If not, he will call a plumber.
3. **Recruiting Board Members for next year** – Kim will send an email to the community in July regarding the board openings.

NEXT MEETING – July 21 at 10:15am

ADJOURNMENT

MOTION – Mike moved to adjourn the meeting.

SECOND – Gary

VOTE – Unanimous

Meeting was adjourned at 11:10am

Gary Merkle, Secretary