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Kure Beach Village

Board of Directors Meeting Minutes

May 19, 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 – Gary

VOTE – Unanimous

FINANCIAL REPORT

Debbie reported that interest income is doing well and expenses are in line with the budget. Most of the long - term maintenance projects are complete other than the tennis court fence, which has been moved to next year's budget. There are issues on the financial report with the bank fees and credit card charges. Kim and Debbie will follow up with Vince to fix this for next month's financial report.

OLD BUSINESS

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

New Construction:

765 Settlers Ln. – New construction in progress.

747 Gulf Stream – Plans have been approved. They start construction on 5/19/25.

Renovations:

509 Settlers Ln. – Construction complete they have their CO. They are working on completing the driveway.

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 four houses with lawns that need attention. Kim will email the owners.

3. **Pools** – We will receive a bill for 20,000 gallons of water from the Town of Kure Beach. This is for refilling the pool, as it needed to be drained to adjust the drain per the New Hanover County inspection. A child broke the fill pipe at the cabana pool. The adult responsible for the child who broke the pipe cannot be identified in the surveillance video. The cost for the repair was \$150 and will be paid by the HOA. When the clubhouse pool is renovated in 2026 there will be an autofill and the pipe will be removed.

4. **Custodian** – The new custodians, Ashley and Lori are doing a great job. They are cleaning on Monday evening and Friday morning. Debbie is ordering the paper towels and toilet paper. They will be paid at the end of the month.
5. **Tennis court** – Debbie reported that the Settlers Lane Tennis court resurfacing is complete. A new pickleball net needs to be purchased. Debbie recommends the Dominator pickleball net at \$489. Debbie made a motion to purchase it as part of the long-term maintenance budget.

MOTION – Debbie

SECOND – Mike

VOTE – Unanimous

New Business

6. **Meeting with Attorney** – Gary and Mike met with homeowner Ryan Bostic who is an attorney. They discussed the construction bond. Gary noted that it would be good to have a governing document committee that would meet once per year to review the documents and state laws.
7. **Beach Gate** - T&D Fence will replace the hinges on May 20.
8. **Bathroom lock** – Merritt is working to reset the beach bathroom lock with Vito.
9. **Clubhouse Tennis Court lock**– Ed got a new padlock for the clubhouse tennis court from A1.

NEXT MEETING – June 16 at 10:15am

ADJOURNMENT

MOTION – Gary moved to adjourn the meeting.

SECOND – Merritt

VOTE – Unanimous

Meeting was adjourned at 11:10am

Gary Merkle, Secretary