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Kure Beach Village

Board of Directors Meeting Minutes

July 21, 2025

DIRECTORS PRESENT

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

STAFF PRESENT

Kim Gargiulo
Vince Losito, ATAX

CALL TO ORDER

Mike Smith called the meeting to order at 10:15am

APPROVAL OF PRIOR MONTH'S MINUTES

MOTION – Ed
SECOND – Merritt
VOTE – Unanimous

FINANCIAL REPORT

As of July 30, interest income is higher than projected. Bank charges are showing on the P&L report as over budget because of the 1% fee associated with owners using online payments methods to pay their dues. The owners pay the 1% fee and that money is coming in somewhere else. Vince is looking into fixing the report to show this correctly. Vince is also working of fixing the customer balance report with the “temporary” listing. Electricity is high in the cabana. Mike thinks it is because the HVAC is oversized for the space. Merritt noted that sometimes the thermostat is set low, although there is a lock box on the thermostat. Debbie will come up with preliminary numbers for the 2026 budget and the board will meet in August to prepare a proposed 2026 budget.

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 and roof. If the siding and roof isn't done by the end of this week, Mike will send a letter with a warning for a fine.

747 Gulf Stream – Construction is in progress.

Renovations:

852 Settlers – Renovation underway. They should be done by the end of July.

834 Cutter – They are adding a swimming pool. Almost complete.

713 Sailor – Addition is complete. We will return the surety bond.

2. Landscaping and Lawns – Debbie sent Kim two houses with lawns that need attention. Kim will email the owners. 505 Settlers Lane lawn needs attention. The board will take a look and see what specifically needs to be done and follow up with the owner. Mike will reach out to Sam's when it is

the appropriate time to trim the palm trees around the clubhouse. Debbie noted that the live oak tree on Largo needs to be trimmed.

3. **Pools** – The Settlers Lane pool salt cell has been replaced and is and working well. The salt cell pool will be paid from the long-term maintenance budget. The Settlers Lane pool renovation planned for 2026 will need to start in 2025. That pool will need to close on September 22 to start the decking. Mike will draft a letter to the community regarding the project timeline and budget and share it with the board for their review. Ed said that there were kids at the pool under the age of 14. The rules and regulations prohibit this. Ed will look into purchasing technology to send text blasts as some owners say they don't read their emails.
4. **Annual Meeting** – The meeting will be on Saturday, Oct. 4. The board will meet on August 11 at 10:15 to review the budget.
5. **Recruiting Board Members for next year** – Kim sent an email to the community in July regarding the board openings.

New Business

1. **Garage signs** – Mike will follow up with the Keys President to speak about next steps.
2. **Hurricane Plan** – Ed will check the shutters. Gary will be the point person in organizing volunteers if we need to take action.
3. **Beach Parking** – There is a sign listing the name of the towing company in the beach parking lot.
4. **Pool Sign** – Merritt will order a pool sign for both pools - "Children age 14 or under must be accompanied by an adult, 18 or older, in order to use the pools"
5. **Clubhouse Crawl space dehumidifier** – The dehumidifier needs to be replaced at the clubhouse. Merritt did some repairs to keep it functioning for now, however \$2,000 should be in the 2026 budget for this project.
6. **Beach Stairs**– Debbie noted that the railing closest to the sand on the beach stairs might need to be repaired. Merritt will check it out.
7. **Complaint regarding 822 Cutter Court** – The Board has received complaints from several neighbors regarding the house being divided as a rental and noise disturbances. The board has noted two potential violations per the governing documents:
 - a. Rental of section of their home complaint- potential violation of bylaws article Section 5. 6 B. and Rule 10 and 11 of Rules and Regulations.
 - b. Noise complaint - potential violation of Article 5 section 9 of the CCRS. Rule 3 of Rules and Regulations

The board is meeting with the owner in a closed session on July 22 and will determine next steps following the meeting with the owner.

NEXT MEETING – August 18 at 10:15am

ADJOURNMENT

MOTION – Mike moved to adjourn the meeting.

SECOND – Gary

VOTE – Unanimous

Meeting was adjourned at 11:56am