



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

Kure Beach Village

Board of Directors Meeting Minutes

Aug. 19, 2025

DIRECTORS PRESENT

Ed Heubel, Gary Merkle, Debbie Selig, Mike Smith

STAFF PRESENT

Kim Gargiulo

OWNER'S PRESENT

Russ Herman

CALL TO ORDER

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

APPROVAL OF PRIOR MONTH'S MINUTES

MOTION – Gary

SECOND – Ed

VOTE – Unanimous

FINANCIAL REPORT

There are two owners who have not paid their dues. Gary made a motion that members who are unpaid with their dues after 90 days past due will have their privileges removed. An email will be sent to them asking them to turn in their access keys until payment is made.

MOTION – Gary

SECOND – Ed

VOTE – Unanimous

Debbie reported that Vince is still looking into the bank fees/quick books fees on the P&L report as they need to be corrected. The Long-term maintenance payments were made in July for the cabana salt cell and the pool drain for the inspection at the clubhouse.

2026 Budget planning – Board members met last week to plan for 2026. Debbie shared the proposed 2026 budget and long-term maintenance budget. Mike made a motion to approve the proposed budget.

MOTION – Mike

SECOND – Ed

VOTE – Unanimous

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 a complaint that the job site needed to be cleaned up. Bass builders then cleaned up the site.

747 Gulf Stream – Construction is in progress.

Renovations:

852 Settlers – Renovation almost complete.

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

2. **Landscaping and Lawns** – Debbie said that the HOA common area near the tennis court on Settlers needs to be mowed. Mike will reach out to Sam's if it's not done this week. All properties look good.
3. **Pools** – Mike is in discussion with Pool Professionals about the auto fill at the Settlers Lane pool. An email will be sent when the Settlers Lane pool needs to close after Labor Day for renovation.
4. **Complaint regarding 822 Cutter Court** – The Board has received complaints from several neighbors regarding the house being divided as a rental and noise disturbances. They met with the owners to discuss the situation. Following that meeting, the board met with an attorney. The attorney said that the HOA would not prevail if this was taken to court. The attorney suggests making a new clause limiting the time that a non-family guest may reside with the homeowner of 30 days. If an owner wants a guest to stay longer, the board could grant a variance for special circumstances.
5. **Storm prep update** – Ed tested the hurricane shutters. There might be some screws needed but they will work.
6. **Annual Meeting** – The meeting will be on Saturday, Oct. 4. Kim will order the catering and chairs.

New Business

1. **Elliptical** – Debbie reported that the elliptical needs repair and is working with US Fitness to take care of it.
2. **Clubhouse back door lock is broken** – Ed will fix the lock.
3. **Clubhouse French doors** – Water is coming in through the doors when it rains sideways. Debbie will look into getting out facing doors.
4. **Clubhouse Crawl space dehumidifier** – The dehumidifier needs to be replaced at the clubhouse. The pump was broken when Crawlspace Concepts came to check it out. Mike will follow up with them.

NEXT MEETING – Sept. 15 at 10:15am

ADJOURNMENT

MOTION – Mike moved to adjourn the meeting.

SECOND – Gary

VOTE – Unanimous

Meeting was adjourned at 11:56am

Gary Merkle, Secretary