



Kure Beach Village Annual Meeting Minutes

October 4, 2025

DIRECTORS PRESENT

Mike Smith
Ed Heubel
Merritt Jones
Debbie Selig

DIRECTORS NOT PRESENT

Gary Merkle

1. QUORUM CONFIRMATION

Mike verified with Peg Blanchard that she worked with the office staff to confirm that the requirement for a quorum was met.

2. CALL TO ORDER

President Mike Smith called the meeting to order at 1:05 PM and welcomed those in attendance.

3. VOTING RESULTS

Mike noted that the 2025 budget passed and that Debbie Selig was re-elected as a Board Member. Russ Herman and Rob MacCurry were elected as new Board Members.

4. MINUTES FROM 2024 ANNUAL MEETING

Mike stated that the minutes from last year's meeting are on the website. Mike asked for a motion to skip the reading and to approve the minutes.

Motion to Approve made by Peg Blanchard

Second made by Donald Ruris

All Approved

5. BUDGET PRESENTATION

Debbie Selig thanked the community for approving the 2026 budget. Debbie reported that expenses this year will come in close to budget. She reported that we encountered additional Long-Term Maintenance expenses with the Guardhouse removal and the Clubhouse pool replastering.

For 2026, we plan to address the Cabana pool replastering (we already closed that pool), the tennis court fence on Settlers Lane, the Gazebo beach shower (you may have noticed the multiple water leaks we had this year), and also the stairs to the Gazebo. We expect this work to exceed our income, so we'll use some of our reserve funds.

Looking over the Reserve Fund Plan, our Accountant confirms that our HOA is in a very healthy financial state. We expect to contribute to these funds in 2027.

- A question was asked about the dues increasing - Mike noted that dues will not be raised this year.
- A question was asked about the reserve funds - Mike and Debbie explained the reserve fund plan and directed them to view the information included in the annual meeting packet with full details outlining the items that are self-insured by the HOA.

6. BOARD PRESENTATION

Mike introduced the Board Members and thanked them for their service. Mike noted that the HOA covenants were updated thanks to Gary Merkle's assistance. Merritt thanked Ed Heubel for his work on installing security cameras and also on repairing and updating locks around the community.

Mike thanked all the community volunteers who helped out throughout the year on many different projects and encouraged others to volunteer. Many volunteers helped during the Workday this Spring and completed the following projects: built a new picnic table by the Settlers Lane tennis court, pressure washed the cabana, refinished the clubhouse outdoor table, polyurethaned the bike racks, pruned the Largo Way common area, planted donated bushes at the clubhouse, installed snow fence at the beach gazebo, repaired the beach access walkway, fixed flowerbed at the beach, repaired popup drains at the clubhouse. **Mike thanked the following individuals who volunteered for the HOA this year:**

Bob Cooil, Janet Creamer, Jim Damico, Kathy Damico, Maureen Eckert, Pat Eckert, Vito Formica, John Gargiulo, Peter Geiger, Donna Hatcher, Russ Herman, Marianne Hitter, Wynn Hodges, Joe Houston, Sherree Houston, John Kuntz, Mary Lowrance, Eve MacCurry, Laura Mark, Jeff Martin, Tracey Martin, Grace McGee, Marcy McKinley, Karen Merkle, Mindy Oliver, Dylan Park, Andy Pedrerol, Ray Pichot, Vilma Quant, James Ray, Alan Reid, Martha Ringen, Peter Ringen, Scott Selig, Leslee Simpson, Bettie Slusser, Linda Smith, Bob Spiegel, John Timko, Sandy White, Kathleen Zielinski

7. MIKE OPENED THE MEETING FOR QUESTIONS AND FEEDBACK

- Marcy McKinley announced that the KBV Turkey Trot run/walk will be held on Thanksgiving morning and she encouraged all to join.
- Ray Pichot noted that the sidewalk beside the clubhouse needs attention.
- Eve MacCurry noted that Sloop Pointe Lane (between Kure Village Way and Settlers Lane) needs to be repaved by the Town of Kure Beach. She has created a petition and asked residents to sign it for her to deliver to the Town of Kure Beach.
- Donald Ruris thanked Mike and the Board for their service to the community.

8. ADJOURNMENT

President Mike thanked all for attending and concluded the meeting at 1:25PM.