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## **Kure Beach Village**

### **Board of Directors Meeting Minutes**

#### **Sept. 15, 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 and thanked the board for their service as this is the last board meeting of this group.

#### **APPROVAL OF PRIOR MONTH'S MINUTES**

**MOTION** – Gary

**SECOND** – Ed

**VOTE** – Unanimous

#### **FINANCIAL REPORT**

Both the cabana and clubhouse August water bills are high and will be discussed during the pools section of the meeting. All other financials are normal for the month of August. Debbie noted that she will present the financials at the Annual Meeting. She will review the annual, long-term budget and the reserve fund.

One owner has not paid their dues. Per the Board's request at the last meeting, an email was sent to the owner telling them to turn in their access keys until payment is made. The owner emailed that they lost their keys. The Board will determine next steps at next months meeting if the payment has not been made.

#### **OLD BUSINESS**

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

###### **New Construction:**

**765 Settlers Ln.** – New construction in progress. Outside is almost done. Mike will send a notice at the end of next month that they have six weeks to complete the house.

**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 on Largo needs to be mowed. Mike will reach out to Sam's. All properties look good.

##### **3. Pools** – Mike said the autofill in the clubhouse pool was jammed and it was constantly running. The water bill was very high. A plumber was hired to find the leak. It is now repaired. He has contacted

the Town to ask about removing the sewer portion of the bill and is waiting to hear back. The cabana water bill was also high for the time period of 7/15-8/15. We will continue to monitor this and Mike will ask Pool Professionals if something was done during that time period that would have used so many extra gallons of water.

4. **Complaint regarding 822 Cutter Court** – The Board has received complaints from 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 is working on writing a new clause limiting the time that a non-family guest may reside with the homeowner of 30 days. Gary is waiting to hear back from the attorney regarding the clause. Mike will follow up with the neighbors who made the complaint to inform them of the steps the board has taken.
5. **Clubhouse Crawl space dehumidifier** – The dehumidifier will be replaced at the clubhouse this week.
6. **Annual Meeting** – The meeting will be on Saturday, Oct. 4. Ed will set up a recording.

#### **New Business**

1. **Chair Set up on Oct. 3** – Mike will send an email to ask board members to help set up the chairs for the Annual Meeting.
2. **Entrance wall** – The extended piece of the wall is scheduled to be demolished in October.
3. **Political signs** – The board discussed how to improve upon the language in the bylaws.
4. **Dogs** – Members of the board noted dogs with invisible fences.
5. All of the Board members thanked Gary and Ed for their service as this is their last meeting.

**NEXT MEETING** – October 20 at 10:15am

#### **ADJOURNMENT**

**MOTION** – Mike moved to adjourn the meeting.

**SECOND** – Gary

**VOTE** – Unanimous

Meeting was adjourned at 11:27am

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Gary Merkle, Secretary