



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

Kure Beach Village

Board of Directors Meeting Minutes

Oct. 15, 2025

DIRECTORS PRESENT

Russ Herman, Merritt Jones, Rob MacCurry, Debbie Selig, Mike Smith

STAFF PRESENT

Kim Gargiulo

CALL TO ORDER

Mike Smith called the meeting to order at 10:11am

APPROVAL OF PRIOR MONTH'S MINUTES

MOTION – Rob

SECOND – Merritt

VOTE – Unanimous

BOARD POSITIONS – Nominations and elections

- Debbie Selig nominated Merritt Jones for President; Mike Smith seconded – All voted in favor
- Merritt Jones nominated Mike Smith for Vice President; Rob MacCurry seconded – All voted in favor
- Mike Smith nominated Debbie Selig for Treasurer; Merritt Jones seconded – All voted in favor
- Mike Smith nominated Rob MacCurry for Secretary; Debbie Selig seconded – All voted in favor

FINANCIAL REPORT

Debbie explained the financial reports and utilities usage to the new Board Members. All of the Sept. financials were normal. Debbie is following up with Vince on a few errors in the report.

The clubhouse water bill was high in August and September because there was a pool leak. Mike spoke with the town and they will be refunding a portion of the sewer part of the bill payment.

OLD BUSINESS

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

New Construction:

765 Settlers Ln. – New construction in progress. Outside is almost done. They should be done by December.

747 Gulf Stream – Construction is in progress.

Renovations:

852 Settlers – Renovation almost complete. The due date is coming up, Mike is going to reach out to the builder to let them know it needs to be complete by November.

813 Settlers – Mike will reach out to the contractor to get more information about the renovation.

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

2. **Landscaping and Lawns** – Debbie reported that all properties look good.
3. **Pools** – The Settlers Lane pool plaster and tile is complete. The pool needed to be hydro blasted prior to plastering which will be an additional cost of \$6k. The deck will be done in the beginning of January.
4. **Entrance wall extended piece removal** – The project is in progress. Many volunteers have helped on this project led by Scott Selig including Merritt Jones, Debbi Selig, Russ Herman, Bob Spiegel, Pat Dietz, Jon Timko, Bob Cooil, Justin Gilbert, Rob LaVecchia and Marianne Hitter. Once everything is complete and bills are paid in full, the project cost will be split 50% with the Keys HOA.
5. **Settlers Lane Tennis Court Fence** – The fence project needs to be evaluated. The board will look into the possibility of keeping the fence posts and only installing new plastic-coated netting material. Kim will pull the estimates from last year and give them to Russ to look into options.
6. **Unpaid Dues** - One owner has not paid their dues. They have been emailed several statements including the monthly late fee. Per the Board's request at the August 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. Debbie suggests that the Board files a small claims court judgement. Debbie and Mike will begin the process of filing the small claims court judgement.
7. **Settlers Lane Trees** – The marked trees beside the Settlers Lane Tennis Court will be removed on November 7. An email will be sent to notify the community on Nov. 6.
8. **Other items:**
 - a. Debbie and Russ will install a sign to pick up after dogs beside the cabana.
 - b. Mike will repair the clubhouse table dent.
 - c. Merritt and Mike will look into repairing the sidewalk on the north side of the clubhouse.
 - d. Debbie asked about the Town of Kure Beach Pond committee. Kim informed Debbie that Bob Cooil serves on that committee representing KBV and Frank Watkins serves on that committee representing the Keys. The pond is maintained by Dragonfly Pond Works. The Keys and KBV split the cost of that service (60(Keys)/40(KBV) per a written agreement).
9. **NEXT MEETING** – November 17 at 10:15am

ADJOURNMENT

MOTION – Rob moved to adjourn the meeting.

SECOND – Debbie

VOTE – Unanimous

Meeting was adjourned at 11:31am