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## **Kure Beach Village**

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

#### **December 15, 2025**

#### **DIRECTORS PRESENT**

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

#### **STAFF PRESENT**

Kim Gargiulo

#### **CALL TO ORDER**

Merritt Jones called the meeting to order at 10:08am

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

**MOTION** – Mike

**SECOND** – Russ

**VOTE** – Unanimous

#### **I. FINANCIAL REPORT**

- Debbie reported that all of the November expenses were normal. The HOA will close out the year slightly over budget for annual expenses.
- Prepaid expenses - \$43K has been spent on the cabana pool renovation.
- 2025 Unpaid dues – One owner has not paid.

#### **II. OLD BUSINESS**

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

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

**765 Settlers Ln.** – CO received. Bond was returned to the owner.

**747 Gulf Stream** – New construction is in progress.

##### **Renovations:**

**852 Settlers** – Renovation almost complete. Mike said the bond can be returned.

**813 Settlers** – Renovation underway.

**834 Cutter** – Project complete. Mike said to return the bond.

**811 Largo** – They had a leak. They were waiting on a window to reinstall the brick on the front of the house but this doesn't require a form.

2. **Lawn monitoring** – Rob will be taking this over in the spring.
3. **Common area landscaping** - Mike will schedule a walk through with Nesca from Sam's landscaping to review the common area landscaping needs.
4. **Pools** – The cabana pool needed a new pump motor. The expense is approximately \$3k. It is a variable speed pump. The cabana deck will be done in January.

5. **Entrance wall extended piece removal** – The encroachment piece was removed. When repairing the wall, the mason worker suggested doing additional structural repairs for approximately \$1,800. The board voted to make the repairs in the spring of 2026.
6. **Settlers Lane Tennis Court Fence** – Russ reported that the painting quote for the fence posts from Roloris is \$8,650. Russ is meeting two other companies for the quote to paint the posts. Segars cost to replace the netting is \$10K.
7. **Unpaid Dues** - One owner has not paid their 2025 dues. Debbie and Mike filed at small claims court and won the judgement. The board will send a letter proposing a payment plan.
8. **2025 Taxes** – Vince Lositio with ATax will handle the 2025 tax return. Merritt is the liaison for the taxes. Merritt will remind him to do the 2025 1099s.
9. **House Guests Amendment** – There was a question regarding spouses/partners in the proposed amendment. Mike will ask Gary about this.

### **III. New Business**

1. Clubhouse Outdoor Mats - Debbie will order four mats
2. Volunteer workday - will be held in March. Rob will start a list of volunteer projects.
3. Sidewalk beside clubhouse – Russ will ask Wayne from Concrete Concepts for a quote to repair the sidewalk.
4. Sound absorbing panels for clubhouse - Mike will look into this.

### **IV. NEXT MEETING** – Jan. 19 at 10:15am

### **ADJOURNMENT**

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

**SECOND** – Debbie

**VOTE** – Unanimous

Meeting was adjourned at 11:16am