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Kure Beach Village

Board of Directors Meeting Minutes

January 19, 2026

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 10:15am

APPROVAL OF PRIOR MONTH'S MINUTES

MOTION – Russ

SECOND – Merritt

VOTE – Unanimous

I. FINANCIAL REPORT

- Debbie reported that the overall budget in 2025 was over spent by approximately \$1K . This is because there were a few unexpected Long Term Maintenance items that were necessary to complete. December expenses were normal. \$46K was pre-paid in 2025 for 2026 Long Term Maintenance projects. These items will be moved to the 2026 Long Term Maintenance items in the January Financial report. 2026 HOA dues are coming in and the due date is January 31.
- 2025 Unpaid dues – One owner has not paid and the HOA continues to follow up.

II. OLD BUSINESS

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

Renovations:

813 Settlers – Renovation underway. Mike spoke with the construction team to get an update on progress.

811 Largo – This project complete.

2. **Pools** –The Cabana deck will be done soon. Board members will be moving the chairs after the meeting to prepare for the deck. The sand filter was replaced at the clubhouse. Merritt noted that Pool Professionals needs to clean out the pump rooms at both pools and Mike will speak with them.
3. **Entrance Wall** – Debbie is working with the contractor to repair the Keys entrance wall for \$1,800. Merritt will speak with Eve the Keys President about the wall.
4. **Clubhouse Door mats** – Debbie is ordering door mats for the clubhouse.

5. **Settlers Lane Tennis Court Fence** – Russ reported that he contacted Seegars, the original bid was \$21K including the full replacement with posts. Seegars came out and said the post are good to keep but should be painted. This will bring the cost down to around \$10K. Russ got 3 quotes to paint the posts, but they were not satisfactory.

MOTION – Russ made a motion to replace the netting but not paint the posts.

SECOND – Rob

VOTE – Unanimous

6. **Sound in Clubhouse** – Russ reported that Satellite Army recommends installing five sound panels on the ceiling. The cost is approximately \$4k. Russ will ask Satellite Army if the panels can be removed if painting is needed. He will email the group to move forward with the project.

7. **House Guest Amendment** - Mike shared a potential statement to include in the amendment and will email it to the Board for their review.

III. **New Business**

1. **Largo Way Landscaping** – Debbie recommends getting 5 trees to plant in the area and extend the raised bed. Debbie will contact the town regarding the setback and planting new trees.

2. **Common area landscaping** – Mike is setting up a time to do a walkthrough with Nesca.

3. **Sign at clubhouse pool** – Merritt noted that the sign at the corner of Sailor Court that says clubhouse and pool as is deteriorating

MOTION – Merritt made a motion to remove the sign

SECOND – Russ

VOTE – Unanimous

4. **Volunteer Work Day Items** – Rob reported the following projects: pressure wash entrance walls, paint entrance walls, pressure wash clubhouse and cabana, Largo Way common area, Gazebo maintenance, Polyurethane bike racks at beach and tennis court. Date is set for March 21.

IV. **NEXT MEETING** – Feb. 16 at 10:15am

ADJOURNMENT

MOTION – Rob moved to adjourn the meeting.

SECOND – Mike

VOTE – Unanimous

Meeting was adjourned at 11:15am