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## **Kure Beach Village**

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

#### **February 16, 2026**

#### **DIRECTORS PRESENT**

Russ Herman, Merritt Jones, 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** – Mike

**SECOND** – Merritt

**VOTE** – Unanimous

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

Debbie reported normal expenses in January, plus termite treatment and clubhouse sidewalk repair. The HOA received over \$800 in credit card rewards. Most of the 2026 planned Long-Term Maintenance items have been complete other than the tennis court fence, which is scheduled for March. 2026 HOA dues are continuing to come in and reminders have been sent to those who haven't paid. The delinquent owner has made one payment towards their 2025/2026 dues per their payment plan.

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

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

**813 Settlers** – Renovation underway.

**802 Cutter** – They are having interior renovations and enclosing an upstairs porch. Mike said they don't need to submit a form.

2. **Pools** –Mike reported that the Cabana deck is done. There was overspray on tiles and a crack that Wayne will repair soon. The pool sand filter at the clubhouse is replaced. The cabana pool sand filter will be done soon.

3. **Entrance Wall** – Debbie is working with the contractor to repair the Keys entrance wall to add two support pillars and repair wall cracks for \$2,200. Debbie will send a letter to share with the adjacent homeowner when the work will be done.

4. **Landscaping** – Debbie and Mike met with Sam's. They added pine straw and mulch on the Largo Way common area. Debbie will look into possibly adding vegetation to that area. Russ asked about the weeds at the beach but that isn't part of the Sam's contract.

5. **Settlers Lane Tennis Court Fence** – Russ reported that the fence is scheduled to be done in March.

6. **House Guest Amendment** - Mike will email a potential statement to include in the amendment and will email it to the Board for their review.
7. **Exercise Room** – Debbie reported that US Fitness performed annual maintenance. US fitness said the treadmill is fine. Debbie will reach out to the owner who had issues with it to investigate further. She will work with US Fitness to repair the cables on the universal machine. The elliptical is having issues that US fitness can't fix. The board approved purchasing a used elliptical for \$475.

### III. New Business

1. **Parking passes** – The volunteer Vito, who created the parking passes for the last several years moved to Florida. The Board reviewed the project and voted to pay CB print shop to handle creating the passes within a budget of \$450.
2. **Debris behind cabana** - There are materials behind the cabana that need to be cleaned out and moved to the curb. This will be added to the volunteer work day list.
3. **Volunteer Work Day Items** – Date is set for March 21. The power washer needs to be checked out to make sure it still works. Debbie will ask Ed Heubel if he will power wash the entrance wall prior to March 21. Kim will create the sign up and share it with the board to review the following projects: pressure wash entrance walls, paint entrance walls, pressure wash clubhouse and cabana, Largo Way common area trimming, Gazebo maintenance, Polyurethane bike racks at beach and tennis court, move debris behind cabana.

#### Workday Supplies needed:

- Paint, primer and brushes – Debbie
  - Polyurethane -Debbie
  - Boards and paint for gazebo – Merritt and Russ
  - Pressure washing supplies – Debbie will ask Ed Heubel
4. **Beach Shower Project** – Merritt and Russ will work on initiating the project.

### IV. NEXT MEETING – March 16 at 10:15am

#### ADJOURNMENT

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

**SECOND** – Mike

**VOTE** – Unanimous

Meeting was adjourned at 11:37am