



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

Kure Beach Village

Board of Directors Meeting Minutes

March 16, 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 – Merritt

SECOND – Mike

VOTE – Unanimous

I. FINANCIAL REPORT

Debbie reported normal expenses in Feb. The Sam's contract for mowing increased by \$100 per month. Most of the 2026 planned Long-Term Maintenance items are complete. The tennis court fence and gazebo shower were paid for in March and will show on the March statement. 2026 HOA dues are continuing to come in and reminders have been sent to those who haven't paid. The delinquent owner has made three payments 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 – Pool pump is being covered.

753 Sailor – They will be installing a fence but haven't submitted paperwork yet.

824 Settlers – This property is at the corner of Settlers and Mackerel Lane. The Architectural Committee recommended approving an exception for them to install a 6-foot fence on the side of their property at Mackerel Lane. Mike made a motion for the board to approve this request.

MOTION – Mike

SECOND – Merritt

VOTE – Unanimous

2. Pools –Mike reported that they are waiting for the inspection. Once inspection is done board members will put out the umbrellas. If all goes well with the inspection the pools should be open on April 15. Debbie said the light ballast in the cabana pump room needs to be changed.

3. Entrance Wall – Debbie reported the work is still in progress. Ed Heubel power washed the wall.

4. Beach Shower – Merritt noted that the shower is installed.

5. **Beach Bathroom** – Merritt is looking into the bathroom lock. He will keep the gate lock at the beach in passage mode for now and lock it soon.
6. **Parking passes** – Homeowners can pick up their parking passes starting on 3/17. Passes will be required starting 5/1.
7. **Settlers Lane Tennis court fence** – Russ reported that the fence is done. The posts still need to be painted. Russ will spray paint some of the posts.
8. **House Guest Amendment** - Mike is reviewing the potential statement to include in the amendment and will email it to the Board for their review.
9. **Exercise Room** –Debbie purchased a used elliptical. She will work with US Fitness to repair the cables on the universal machine. She is working to create a user manual for all of the machines to keep in the cabana.

III. **New Business**

1. **Kim is out of town April 6-13; Merritt is out of town from 8-14.** Mike will be the contact person for the office during this time period.
2. **Landscaping** – Kim will send a reminder regarding lawn maintenance (including grass/weed/debris) to all owners. Rob will start monitoring lawns on April 1. If lawns are overgrown higher than 8 inches, Rob will take a picture and email it to the office for follow up.
3. **Volunteer Work Day Items** – Date is set for March 21 and many volunteers have signed up. The following board members will manage the following projects:
 - a. Painting the Keys wall – Debbie and Rob
 - b. Bike rack – Russ
 - c. Gazebo – Russ
 - d. Power washing – Merritt will contact the volunteers

Supplies – Debbie and Russ will check out the supplies. Debbie will get brushes for gazebo painting, paint for the wall, rollers, polyurethane, and soap for pressure washing. Russ will bring rags and get paint for the gazebo.

IV. **NEXT MEETING** – April 20 at 10:15am

ADJOURNMENT

MOTION – Merritt moved to adjourn the meeting

SECOND – Mike

VOTE – Unanimous

Meeting was adjourned at 11:37am