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Kure Beach Village

Board of Directors Meeting Minutes

April 20, 2026

DIRECTORS PRESENT

Merritt Jones, Rob MacCurry, Debbie Selig, Mike Smith

STAFF PRESENT

Kim Gargiulo

CALL TO ORDER

Merritt Jones called the meeting to order at 10:12am

APPROVAL OF PRIOR MONTH'S MINUTES

MOTION – Debbie

SECOND – Mike

VOTE – Unanimous

I. FINANCIAL REPORT

Debbie reported that expenses for March were within normal ranges. She reviewed the long-term maintenance budget, noting that most projects have been completed. The remaining item is the beach gazebo steps. Merritt and Russ inspected the steps and determined that repairs are not necessary at this time; however, the condition will continue to be monitored for potential inclusion in next year's plan. The previously delinquent owner has made three payments toward their 2025–2026 dues in accordance with the approved payment plan. Two additional owners remain unpaid for 2026 and continue to receive reminders and applicable late fees.

II. OLD BUSINESS

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

813 Settlers – Renovation is almost complete.

753 Sailor – They are installing a fence that will be slightly in front of the back of their house as approved by the ARC.

2. **Pools** –Mike reported that all is good with the pools and they are open. The replacement pool feet for the chairs are in the clubhouse closet file room.

3. **Grass** – Rob reported that two lots need to be mowed and he will email Kim the photos to send an email to the owners.

4. **Entrance Wall** – Debbie reported that the wall is complete.

5. **Exercise Room** – Debbie reported that John Migneco is donating an exercise bike. The rowing machine is broken beyond repair so Debbie will put that out on the street.

6. **Squirrel in the clubhouse attic**– Debbie worked with Bug in a rug to remove the squirrel and she and Scott also sealed up the entrance.

7. **Volunteer Work Day** – Debbie reported that the work day went well. She said that people suggested painting the other walls at the next volunteer day. Merritt said the power washing went well but it took a long time to power wash the side walk. The Geiger’s also power washed the clubhouse on another day. Russ said everything went well at the gazebo.
8. **Cabana Landscaping** – Mike said a butterfly bush would be good to plant at the cabana. He will call Nesca and also figure out how to water it.
9. **Clubhouse French Doors** – After much repair, water is still coming in when it rains sideways. Mike suggests adding \$15k to the capital budget for 2027 to purchase a new set of good quality doors to open outward and to be replaced professionally.
10. **House Guest Amendment** - Mike moved to table the amendment, noting that it was prompted by a single incident and expressing concern that it may constitute board overreach.

MOTION – Mike

SECOND – Merritt

VOTE – Unanimous

III. New Business

1. **Pickle Ball** – An owner reported that pickleball play generates excessive noise. Merritt presented a quieter ball option for consideration. The Board agreed to have experienced players test the alternative ball and provide feedback.
2. **Beach Gate and Bathroom** – Merritt is looking into the bathroom lock. He will lock the beach gate soon.

IV. NEXT MEETING – May 18 at 10:15am

ADJOURNMENT

MOTION – Merritt moved to adjourn the meeting

SECOND – Mike

VOTE – Unanimous

Meeting was adjourned at 11:29am