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Kure Beach Village

Board of Directors Meeting Minutes

May 18, 2026

DIRECTORS PRESENT

Russ Herman, Merritt Jones, Rob MacCurry, Debbie Selig

STAFF PRESENT

Kim Gargiulo

CALL TO ORDER

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

APPROVAL OF PRIOR MONTH'S MINUTES

MOTION – Merritt

SECOND – Rob

VOTE – Unanimous

I. Financial Report

Debbie reported that April expenses were within normal ranges. Additional expenses included repairs related to removing the squirrel in the clubhouse and repairing the Keys entrance wall. She also reviewed the long-term maintenance budget and noted that most planned projects have been completed.

The previously delinquent owner has made four payments toward their 2025–2026 dues in accordance with the approved payment plan. One additional owner remains unpaid for 2026 and continues to receive reminders and applicable late fees.

II. Old Business

1. Architectural Committee Update

Merritt reported on the following property:

- **813 Settlers** – Renovations are nearly complete.

2. Pools

Merritt reported that the piling beneath the clubhouse pool may require attention. Kim noted that the salt cell at the clubhouse pool needed repair, which was approved by Mike.

3. Grass Maintenance

Rob reported that two lots require mowing. He will email photos to Kim so notices can be sent to the property owners.

Debbie drafted a community-wide reminder regarding lawn maintenance and will forward it to Kim for distribution.

4. Beach Gazebo

Debbie will ask Sam's to weed-whack the area around the beach gazebo.

5. Exercise Room

Debbie reported that the universal machine and treadmill require repair. She is preparing a user manual for the equipment. She also noted that a larger budget allocation for the exercise room should be considered for next year.

6. Pickleball

Russ reported that pickleball play continues to generate excessive noise concerns. Following last month's meeting, Debbie asked experienced players to test an alternative "quiet ball" and provide feedback; however, participants did not favor the alternative ball.

Russ requested that the Board consider banning pickleball due to the ongoing noise issues. The Board discussed the matter and agreed that the bylaws and covenants must be reviewed to determine whether the Board has the authority to remove an amenity or whether a community vote would be required.

The Board also discussed possible alternatives, including limiting hours of play or requiring the use of the "quiet ball" exclusively. Russ expressed concern that such rules may not be consistently followed.

Merritt noted that the Board will continue reviewing and discussing the request to ban pickleball.

7. Largo Way Common Area

Debbie is exploring options for adding vegetation to the area and will submit the required permit application to the town.

8. Beach Bathroom Lock

The estimated cost to replace the beach bathroom lock is \$1,200.

Merritt moved to approve replacement of the lock.

MOTION: Rob

SECOND: Merritt

VOTE: Unanimous

9. Gazebo Stair Sign

Russ will repair the sign located on the beach stairway.

III. New Business

1. Merritt's Departure

Merritt announced that he will be moving in June. The Board thanked him for his service. Mike Smith will assume the role of Board President.

2. Rescue Buoy

The Board was contacted regarding the installation of a rescue buoy at the beach entrance. The estimated cost is \$200.

Debbie will contact the Kure Estates HOA to determine whether they would be interested in sharing the expense.

IV. Next Meeting

The next Board meeting will be held on June 15 at 10:15 a.m.

Adjournment

Rob moved to adjourn the meeting.

SECOND: Russ

VOTE: Unanimous

The meeting adjourned at 11:44 a.m.