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Kure Beach Village

Board of Directors Meeting Minutes

August 17, 2027

DIRECTORS PRESENT

Bob Cooil, Rob MacCurry, Debbie Selig, Mike Smith

HOMEOWNERS PRESENT

Pat Brennan, Debbie Geiger, Peter Geiger

CALL TO ORDER

Mike Smith called the board meeting to order at 10:12 am

- I. Approve new Board Member** – Mike made a motion to appoint Bob Cooil to the Board to fill the open vacancy from Russ Herman's resignation per article 5 section 4.3 of the covenants for the term ending Oct. 2027

MOTION – Mike

SECOND – Debbie

VOTE – Unanimous

II. APPROVAL OF PRIOR MONTH'S MINUTES

MOTION – Mike

SECOND – Debbie

VOTE – Unanimous

III. FINANCIAL REPORT

Debbie reported normal expenses in July. In addition, the salt cell at the clubhouse was replaced, including additional electrical costs that will be part of long-term maintenance budget.

IV. OLD BUSINESS

1. **Architectural Committee update** – Bob reported that 813 Cutter Court is installing new pavers and considering a fence.
2. **Pools** – Mike reported that all is good with the pools.
3. **Cabana Lock** – The Cabana door lock is constantly getting stuck. Mike will contact a locksmith to replace the handle and get a new lock handle.
4. **Landscaping** – Rob noted 721 Sloop Pointe needs to be mowed. Kim will send a notice.
5. **Exercise room** – Debbie reported that the treadmill was repaired. The repair cost of \$412 was less than the estimate. The universal machine was also repaired.
6. **Pickleball** – The survey is now closed. There were 159 responses out of 322 owners:
 - Quiet Ball - 61
 - Standard Ball – 98

There was further discussion on the opposing thoughts on pickleball with the homeowners in attendance. Based on the survey results the Board determined that the current rules are pickleball play on the north court only with the player's ball of choice. Rob made a motion to email the results of the survey and the current rules to the homeowners.

MOTION – Rob

SECOND – Debbie

VOTE – Unanimous

V. New Business

7. **Insurance renewal update** – The Board discussed the insurance quotes that were emailed prior to the meeting. Debbie made a motion to move the property insurance to iCat based on the lower price and better coverage.

MOTION – Rob

SECOND – Debbie

VOTE – Unanimous

8. **Budget** – The group reviewed the budget with some changes.

MOTION – Rob made the motion to approve the budget

SECOND – Bob

VOTE – Unanimous

9. **Common area Landscaping** – Debbie reported that Muhly grasses will be planted along Largo Way. These, along with a dwarf sterile butterfly bush planned at the Cabana, will be planted in the Fall.

10. **Entrance Wall** – Debbie and Scott are working to fix the wiring at the entrance wall.

11. **Lock battery replacement** – Bob and Rob will change the batteries on the beach gate and on the Clubhouse back door. Bob will look into removing the beach gate lock during the winter months to preserve the lock.

12. **Board Member Tasks** – Debbie created a list of Board member tasks and will email it to the group to review.

13. **Signage** – Some of the signs at the pool and at the beach need to be updated. Bob will review signage and make a recommendation on what needs to be done.

14. **Board Member Openings** – Kim will send a follow up email to the community that Bob has been appointed to the board and that there are currently two more openings.

15. **Annual Meeting** – The date is set for October 3. Kim will email the budget documents with the annual meeting package to owners during the first week of September. Opportunities for questions from owners will be encouraged through both email and on the HOA website discussion board.

VI. NEXT MEETING – Sept. 21 at 10:15am

ADJOURNMENT

MOTION – Mike moved to adjourn the meeting.

SECOND – Rob

VOTE – Unanimous

Meeting was adjourned at 11:45am