



Kure Beach Village

Annual Meeting Minutes

October 3, 2026

DIRECTORS PRESENT

Mike Smith
Bob Cooil
Rob MacCurry
Debbie Selig

1. QUORUM CONFIRMATION

Mike verified with Kathy Axe that she worked with the office staff to confirm that the requirement for a quorum was met.

2. CALL TO ORDER

President Mike Smith called the meeting to order at 1:00 PM and welcomed those in attendance.

3. VOTING RESULTS

Mike noted that the 2026 budget passed and that Kathleen Zielinski and Tami Greco were elected as new Board Members.

4. MINUTES FROM 2025 ANNUAL MEETING

Mike stated that the minutes from last year's meeting are on the website. Mike asked for a motion to skip the reading and to approve the minutes.

Motion to Approve made by Greg Carano

Second made by Donald Ruris

All Approved

5. BUDGET PRESENTATION

Debbie Selig thanked the community for approving the 2027 budget. Debbie reported that expenses this year will come in close to budget for 2026.

She reported that Long-Term Maintenance expenses included the Cabana pool replastering, Settlers Lane tennis court fence, gazebo shower, Clubhouse sound absorbing panels and more repairs at the pools.

The following questions were asked:

- Frank Fratarcangeli asked about the Reserve Fund. Debbie explained the reserve fund plan and directed him to view the information included in the annual meeting packet with full details outlining the items that are self-insured by the HOA. She noted the 2027 projected Reserve Fund balance of \$ 276,472.
- Rob Johnson asked if there are the HOA owns any empty lots. Mike informed him that the HOA does not own any empty lots.
- Marcy McKinley asked about bank fees increasing. Kim explained that the bank fees went up based on some owners paying their dues online through Zelle, however the funds were collected from the owners and is show in another line item in the budget. The accountant will correct this line item.

6. BOARD PRESENTATION

7. MIKE NOTED THE FOLLOWING –

Mike thanked all the community volunteers who helped out throughout the year on many different projects and encouraged others to volunteer. Many volunteers helped during the Workday this Spring and completed the following projects: pressure washed the clubhouse and cabana, polyurethaned the bike racks, pruned the Largo Way common area, repaired the beach access gazebo and walkway, painted the Keys wall, and moved debris from the cabana. **Mike thanked the following individuals who volunteered for the HOA this year:**

Janet Creamer, Jim Damico, Kathy Damico, Daniel DeHeer, Garrie DeHeer, Pat Dietz, Maureen Eckert, Pat Eckert, Vito Formica, John Gargiulo, Debbe Geiger, Pete Geiger, Bill Harding, Christine Harding, Donna Hatcher, Lin Herman, Russ Herman, Ed Heubel, Becky Hingtgen, Marianne Hitter, Sheree Houston, Merritt Jones, John Kuntz, Eve MacCurry, Laura Mark, Tracey Martin, Grace McGee, Marcy Mckinley, Karen Merkle, Tim Mims, Jack Munroe, Deb Myers, Mindy Oliver, Nicole Perry, Mark Pfeffer, Lynne Priestley, Dianne Russell, Kim Saghy, Scott Selig, Leslee Simpson, Bettie Slusser, Linda Smith, Mary Ann Targonski, Ted Targonski, John Timko, Ron Whittle, Michelle Widmann, Kathleen Zielinski

8. MIKE OPENED THE MEETING FOR QUESTIONS AND FEEDBACK

Marianne Hitter – suggests setting up a list of volunteers with specialties

John Timko – asked how many owners are full time/part time. Following the meeting Kim provided the details that 67% of owners are full time.

Nora Dietz – asked a question about the Keys HOA painting project. The Keys HOA president will follow up with her.

Janet creamer – noted that the shower at the beach needs more water pressure.

Terri Rurris – noted that she planted mums and weeded at the beach. She noted that the shower needs to be checked for dripping.

Frank Fratarcangeli – asked that the seagrass at the beach walkway be trimmed

John Kuntz – asked about parking on the streets. Mike noted that on street parking is prohibited by the Town of Kure Beach.

9. DEBBIE THANKED MIKE FOR HIS MANY YEARS OF SERVICE TO THE COMMUNITY

10. ADJOURNMENT

President Mike thanked all for attending and concluded the meeting at 1:25PM.