

The Village at Nags Head Property Owners Association, Inc.
Board of Directors
November 11, 2011

The Village at Nags Head Property Owners Association Board of Directors met on November 11, 2011 at Village Realty. Harry Nash, Todd Farrand, Meade Gwinn, Mick Jernigan, Bill Riddick and Gail MacDonald were present. Melvin Stone was absent. Courtney Fowler and Emily Lewis were present representing Village Realty and John Juzwiak was present representing the Architectural Control Committee.

Mr. Nash called the meeting to order at 2:00 PM. Mr. Nash explained that he had invited the Chairman of the ACC, John Juzwiak, to attend and participate in the discussion involving Eddie Reid and his non-conforming porch ceiling color. Mr. Nash noted that per the last letter that was sent to Mr. Reid regarding his porch ceiling color that he had until November 22, 2011 to bring his property into compliance. The Board asked Ms. Fowler to e-mail them the most current spreadsheet regarding violations throughout the community. The Board discussed the next step regarding Mr. Reid's violation. On a motion by Mr. Gwinn and a second by Mr. Farrand, the Board unanimously decided that if Mr. Reid's porch ceiling was not conforming by the November 22, 2011 deadline then they would turn the matter over to the attorney to file suit and include attorney fees. They would also ask the attorney prior to filing suit to review all the information that the Board presents on past ACC violations and history to advise them on their next step. Mr. Nash also suggested asking the attorney about the appeals process.

The Board reviewed the minutes from September 16, 2011. On a motion by Mr. Riddick and a second by Mr. Gwinn, the minutes were approved as submitted. Ms. Fowler presented the Management Report (attached). Ms. Fowler updated the Board on the repairs to the sound accesses. Mr. Nash mentioned a conversation he had with John Cece, CAMA Officer for the area, and that Mr. Cece had recommended waiting until spring to address some of the landscaping and grading issues at the south sound access. Mr. Cece feels that a lot of the natural vegetation will come back. Mr. Nash also noted that he would like to hold a sound access clean up day and will work with Mr. Byrum on the planning.

Ms. Fowler informed the Board that she has e-mailed the Town of Nags Head a few times regarding offering the rental service out of the bath house for the 2012 season and she will continue to follow up with them. Ms. Fowler, Mr. Farrand, and Mr. Gwinn met with Ben Bridgers at the Village Beach Club this fall to discuss offering the rental service at the Beach Club as well. Mr. Bridgers seemed interested in the service and was willing to meet with Beach Cabana Services. Mr. Bridgers also mentioned that the Beach Club was going to be receiving other improvements as well. Mr. Gwinn stated that the meeting that he had with Beach Cabana Services was successful as it seemed they were willing to put in the advertising and marketing efforts to help promote the service. The Board agreed to give the service another chance for the 2012 summer season.

Ms. Fowler noted that Beach Mowing is scheduled to clean out the drainage ditch in Baymeadow but are waiting for colder weather due to snakes.

Financial Report

The Board reviewed the current financial statements. The Board discussed the estimated expenses for the repairs and clean up due to Hurricane Irene which totaled approximately \$27,486.00. The Board also wanted to know if the gazebo at the beach access was insured. Ms. Fowler will check with the Association's insurance agent. The Board questioned the expenses in August associated with the ocean side walkways. Ms. Fowler offered to look into the detail and report back to the Board. Also included in the Board's financial packet was a statement of cash flows from 2003-2010 as requested by the Board. The Board thanked Village Realty for this. After the Board reviewed the statement, they felt a dues increase was not necessary. They felt that the amount of money being transferred into reserves each year was adequate. Ms. Fowler also noted that Teresa Osborne, the Association's accountant, makes an entry to adjust the reserve balance reflected on the balance sheet to include that year's activity at the end of every year.

Unfinished Business

The Board discussed the outstanding dues owed by Vitamin Sea Inc. Ms. Fowler reported to the Board that there was no response from the owner after sending a letter and leaving a voicemail message. After further Board discussion and on a motion by Mr. Farrand and a second by Mr. Jernigan, the Board decided to turn the matter over to an attorney. The Board would first like a demand letter sent asking the owners to pay off the balance owed to the Association and referencing the signed promissory note.

Committee Reports

Ms. Fowler offered to e-mail the most recent Committee meeting minutes to the Board after the meetings.

Items from Committee Members

Ms. MacDonald asked how long plywood would be allowed to stay up over windows. The Board noted they had agreed to allow the wood to remain up through hurricane season which ends December 1st. Ms. Fowler also mentioned that the ACC felt two weeks after the hurricane season end date was a reasonable time to give owners time to remove them.

Mr. Nash suggested that the Board set the meeting dates for 2012. The dates set were January 20, April 20, June 22, September 21 and November 9th. The annual meeting date was set for November 10th. Mr. Nash also brought up the Spring Board meeting when the Board adopted the Town of Nags Head sign and landscape guidelines in order to preserve the look of The Village at Nags Head commercial district. Since the Town did not end up changing their guidelines for the C2 district, Mr. Nash would like the Board to discuss their position at the January Board meeting. He feels the Board needs to decide on whether or not to keep the motion they made in affect. Ms. Fowler will review the past meeting minutes to clarify what action was taken and that item to the January Board

meeting agenda. Mr. Nash also suggested holding a brief Board meeting after the annual meeting including the new members and electing the officers then. The rest of the Board agreed.

Mr. Gwinn expressed that he would like to utilize the website more and make sure that information is updated there regularly. Ms. Fowler noted that she updates the website quarterly after each Board meeting.

Mr. Farrand brought up the recycling service at the bathhouse and questioned whether or not it could be cancelled for the winter months and then continued in the spring. Ms. Fowler will call the recycling company and inquire about options. Mr. Farrand also expressed that a crosswalk is needed from Seachase to Epstein across Highway 158. He has brought this up before and feels it is really needed. The Board asked Ms. Fowler to contact the town again to see who they need to contact to formally make this request.

Mr. Riddick questioned whether or not the current trash can roll back service in the off season is enough. He feels that there may need to be some more off season weeks added after the New Year. Ms. Fowler offered to contact Surf to Sound on some options and prices and will add this item to the January agenda.

With there being no further business, Mr. Nash adjourned the meeting at 4:25 PM.

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager

