

The Village at Nags Head Property Owners Association, Inc.
November 12, 2011
Annual Meeting

Call to Order – The November 12, 2011 Annual Meeting of the Village at Nags Head Property Owners Association was called to order at 10:05 AM, by President, Harry Nash at the Village Beach Club in Nags Head, North Carolina. Mr. Nash asked for a moment of silence in recognition of Veterans Day to honor all who served in the United States Armed Forces. Mr. Nash introduced Ben Bridgers, General Manager of the Nags Head Golf Links and Village Beach Club, as well as Ina Phelps and Mary Scott. Mr. Nash also recognized Courtney Fowler, Emily Lewis, Leslie Sanders and Ronda Strachan of Village Realty.

A total of 70 lots were represented in person and 120 were represented by proxy, constituting a quorum. Also present representing Village Realty were Courtney Fowler, Emily Lewis, Leslie Sanders, and Ronda Strachan.

Reading of the Minutes – November 13, 2010 – A motion was made, seconded and unanimously approved to accept the minutes of the November 13, 2010 Annual Meeting as written.

Harry Nash introduced Sergeant Doug White of the Nags Head Police Department. Sgt. White advised the owners that the NHPD is extremely concerned with break-ins, especially in the South Nags Head locale. He encouraged owners to call the police if they see anything out of the ordinary or suspicious and they will dispatch an officer to the location. The majority of break-ins result in the theft of electronic devices, in particular, flat screen televisions. The NHPD does have a program to assist property owners with recording the serial numbers on electronics. Please call the NHPD at 252-441-6386 if you are interested in this service. Sgt. White also advised owners to sign up for the NHPD's e-mail alert system.

President's Report – Harry Nash thanked the other board members for their hard work over the past year. He also thanked John Ratzenberger for running for Town Commissioner in the last election. Mr. Nash was pleased to report that overall the Village at Nags Head is in good shape financially and physically, even with the appearance of Hurricane Irene. Thus far the association has spent \$28,286.00 for Hurricane Irene repairs to the north and south sound accesses. Mr. Nash acknowledged the efforts of John CeCe in assisting the association with obtaining CAMA permits to complete the repairs to the piers and sound accesses. He further expressed his gratitude to Ms. Fowler for the excellent job she did in coordinating meetings with the various agencies/contractors and getting things done efficiently. The association should still have about \$350,000 in reserves at the end of fiscal year 2011.

Nominating Committee Report – Todd Farrand, Nominating Committee Chair, presented the Nominating Committee Report. Mr. Farrand informed the owners that the committee, comprised of John Ratzenberger and Dave Wiggington met and presented the slate of nominees to the Board of Directors for approval. The nominees were Annette Ratzenberger, Bill Riddick, and Jeanne Simmons. Mr. Farrand asked those owners who have not yet completed a ballot to vote for two candidates at this time. The following nominees were elected by written ballot; Annette Ratzenberger and Bill Riddick. Eddie Reid questioned the number votes tallied and number of proxies the Board received. Mr. Nash responded that the proxies were voted by different individuals who were given them and the election was conducted under written secret ballot.

Landscape Committee Report – Al Byrum, Landscape Committee Chair, presented the Landscape Committee Report. He introduced Committee Members Brenda Holloway, Fran Campbell, Webb Fuller, John Lacey, Henry Fraizer, John Cece and Jean Schmidt. Mr. Byrum reported that unfortunately the pine tree nematode blight is still prevalent on the Outer Banks and there is nothing the owners can do to control the spread of the nematodes. On a more positive note, Fran Campbell and Brenda Holloway have purchased daffodil bulbs which will be planted at the main entrance. The final planting and landscaping of the sound accesses will not take place until the spring of 2012. Mr. Byrum also asked all owners to be extremely careful at the north sound access since the newly installed sand is very soft; stay to the north side and stay in the tracks and be very cautious of nails on the ground. Mr. Byrum also stated that they could use some additional volunteers on the Community Watch Committee through the Town of Nags Head. Funds have been raised to purchase drug dogs and defibrillators for the Town's SWAT Team.

Architectural Control Committee Report – John Juzwiak, Architectural Control Committee Chair, presented the Architectural Control Committee Report. Mr. Juzwiak introduced the members of the committee; Al Byrum, Suzanne Stillman, Todd Farrand, John Ratzenberger, Brenda Holloway, Pam Gwinn, and the Town of Nags Head representative, Angela Walsh. Mr. Juzwiak reminded those present that any exterior modifications require submission of an application to the Architectural Control Committee. He also reminded owners that if their neighborhood had its own association they must approve the application prior to submission to The Village at Nags Head Architectural Control Committee. The Village ACC meets the third Monday of every month. Thus far, in 2011, the ACC reviewed 52 painting applications and 27 remodel applications. 51 of the 52 painting applications were approved and all of the remodel applications were approved. The ACC also monitors for any ACC violations as well as homes in need of painting. The ACC does have a list of approved colors that is available through Village Realty. All railings must be painted white, left natural, or a clear, non-tinted stain/sealer may be applied. You need to submit an application even if you plan to repaint using the existing color.

Mr. Juzwiak stated that the Committee is aware that plywood installed prior to Hurricane Irene remains on some of the homes. All plywood must be removed by December 1st which is the official end of Hurricane Season. Further, the ACC has submitted a policy recommendation to the Board of Directors requiring removal of plywood from the home within two weeks following a hurricane season.

Finance Report – Bill Riddick, Treasurer, The Village at Nags Head Property Owners Association, presented the Finance Report. Mr. Riddick was able to report that overall, the Association is in sound financial condition. There are some issues with accounts receivable, but the Association has weathered the economic storm pretty well. There were some unanticipated expenses in 2011, primarily due to Hurricane Irene, as well as some bath house and walkway expenses. Despite these unanticipated expenses, the association will still be able to put \$30,000 - \$40,000 into the reserve account which will result in a reserve balance of approximately \$350,000 at fiscal year end.

Items from the Floor:

- Karen Delvacchio asked the board to please consider utilizing some of the reserve funds to make upgrades to the beach access bath house.

- An owner thanked the board for installing the dog clean up stations.
- Olivia Michener expressed some concerns with the beach access chair rental program stating that she doesn't think that it is in line with the feel of The Village at Nags Head.
- John Hildebrand noted that a very large ocean sunfish has washed up on the beach and smells horrible. The Board agreed to look into this.
- Harry Nash provided the dates for the 2012 board meetings – 1/20, 4/20, 6/22, 9/21, 11/9. All dates will be posted on the association's website.

Mr. Nash thanked all of the owners for their participation in the meeting and thanked Village Realty for its efforts throughout the year. The 2012 Annual Meeting will be held on Saturday, November 10th. Mr. Nash reminded all the owners of the wine cheese party being held that evening from 6:00 to 8:00 PM at The Village Beach Club.

With there being no further business, the meeting was adjourned at 11:22 AM.

Respectfully Submitted,

Ronda Strachn, CMCA
Assistant Property Manager