

*The Village at Nags Head Property Owners Association
Annual Meeting
November 14, 2015*

The Village at Nags Head Property Owners Association met on November 14, 2015 at The Village Beach Club. Sixty-nine properties were represented in person and one hundred and four properties were represented by proxy.

President Meade Gwinn established a quorum and called the meeting to order. He asked for a moment of silence in recognition of Veterans Day to honor all who served in the United States Armed Forces followed by the pledge of allegiance. Mr. Gwinn introduced the Board of Directors as Mick Jernigan, Bill Riddick, Melvin Stone, John Juzwiak, Dwight Utz, and Laurie Battaglia, and thanked all of the Board for their hard work. Mr. Gwinn also introduced Courtney Fowler, Dorie Fuller and Kara Beatty from Village Realty.

Guest Speakers

Scott Smith of Outer Banks Distilling – Mr. Smith attended the meeting to introduce himself and his business, Outer Banks Distilling and Kill Devil Rum, to the owners. He provided information on the business and the days and hours of operation. He encouraged all to visit.

Cliff Ogburn, Town of Nags Head – Town Manager Cliff Ogburn attended the meeting to update owners on the town wide recycling program being implemented in February 2016. He noted the proposed dates of service and also advised owners to visit the Town of Nags Head website for more information. He explained that 2016 would be a trial year and encouraged owners to contact the Town with questions or concerns.

Sgt. Steven Anderson, Nags Head Community Watch – Sgt. Anderson encouraged the owners to get involved with Community Watch. He reported that overall crime was low in The Village at Nags Head, but suggested owners write down the serial numbers to their electronics and flat screen TV's. Having this information does help in returning stolen items to owners.

Mr. Gwinn thanked all the guest speakers for attending.

Approval of Minutes – The owners present reviewed the minutes from the 2014 annual meeting. On a motion by Mr. Bill Sport and a second by Mr. Bob Holloway, the owners dispensed with the reading of the minutes and approved them unanimously as submitted.

President's Report – Mr. Gwinn informed the owners that the Association had a good year. Two new ocean side walkways in Seaside and Seaside South were replaced. Due to the positive reception of the swing at the north sound access, one was installed at the south sound access. Mr. Gwinn thanked Annette Ratzenberger for the idea. A parking lot monitor was hired to monitor the bathhouse parking lot over the weekends during the summer. Mr. Gwinn felt this had worked well, and that the parking situation had definitely improved during the weekends and holidays. The Board plans to continue this program next year. Due to the passing of Senate Bill 25, a 6th Amendment to the Declaration was drafted and approved. A full copy of the amendment can be found at www.vnhpoa.com. Mr. Gwinn thanked John Ratzenberger and John Juzwiak for their work on this amendment.

Two new Committees were established this year. The Common Elements Committee, chaired by John Juzwiak and the Website Committee, chaired by Laurie Battaglia. The Common Elements Committee helps oversee the common area and advises the Board on maintenance and replacement needs regarding those needs. Ms. Battaglia has revamped the Association website to make it more user-friendly and modern. Please check it out.

Mr. Gwinn thanked Barbara Gernat for her diligence and following up with Carolina Water Service/Utilities Inc. regarding the on-going odor issue. Ms. Gernat has monitored and

communicated with the Utilities Inc. staff regularly over the last several years regarding the odor. There will be one final study with the odor monitoring taking place this summer. Anticipating the odor problem will continue, it is the ad hoc's committee goal of having an odor collecting device erected at the plant to capture the fumes prior to them being dissipated. Hopefully this will take place sometime in late 2017.

Mr. Gwinn also informed the owners of the recommended \$50.00 dues increase by the Board. This is the first dues increase in ten years and the decision was not made lightly. Due to the age of the community, the Board felt the dues increase was necessary in order to maintain the community properly while funding the reserve account according to the Replacement Reserve Study.

Nominating Committee Report – Chair Todd Farrand presented the Nominating Committee Report. The Committee consisted of Mr. Farrand, Annette Ratzenberger and Meade Gwinn as the Board representative. Both Ms. Battaglia and Mr. Jernigan had agreed to run for another term and the Nominating Committee presented them as the nominees. Mr. Farrand asked for nominations from the floor. Since there were none, the nominations were closed and Ms. Battaglia and Mr. Jernigan were elected by acclamation.

Landscape Committee Report – Ms. Fowler presented the Landscape Committee Report on behalf of the Committee. The Committee consists of Chair Al Byrum, Webb Fuller, Brenda Holloway, Fran Campbell and Shirley Votaw. Ms. Fowler reported that a Yard of the Month award had been established for the summer months. Ms. Holloway created a board in the back to showcase the winners. The Committee continues to work on relocating and enhancing the mailbox area as well as to improve the community lighting using LED light bulbs; and new landscaping at the main entrance.

Architectural Control Committee Report – Chair Todd Farrand presented the report. Other members include Beverly Head, Brenda Holloway, Suzanne Stillman, Al Byrum, John Ratzenberger and John Juzwiak. He informed the owners that the Committee meets the third Monday of every month at 9:00 AM. During this past year, the Committee had reviewed 63 paint request, 37 addition and remodels and 7 new construction requests. In addition a 6th Amendment was drafted and approved by the Board of Directors. Mr. Farrand reminded all owners that any exterior change to the home, even if repainting the same color, requires approval from the ACC.

Common Elements Committee – Mr. Fuller presented the report. He explained how the Committee oversees the common area “hard-scapes” such as the bathhouse, sound access piers and gazebos and ocean-side walkways. The Committee helps formulate a maintenance schedule while referring to the Replace Reserve Study and advises the Board on what should be replaced and when.

Finance Committee Report – Mr. Riddick presented the Finance Committee report. He introduced his Committee members as Harry Nash, Annette Ratzenberger and Rick Thomas. Mr. Riddick noted that overall the association was in good financial shape. He explained the reasoning behind the suggested \$50.00 dues increase, the first increase in ten years, was to keep the reserves at an appropriate level while also maintaining the community. Due to the age of the community a lot of the capital replacement items needed to be replaced. Mr. Riddick asked if there were any questions from the owners. One owner asked why Food Lion and The Quay contribute to the association. Ms. Fowler noted that The Quay is a part of The Village at Nags Head and that the Food Lion contributes due to agreements made during development of that commercial parcel. Another owner asked what the bad debt expense line item consisted of. Mr.

Riddick explained that this line item represents uncollected dues written off by the Association usually due to foreclosures. There were no further questions.

Mr. Riddick discussed the Association Resolution for Revenue Ruling 70-604 – Excess Income Applied to the Following Year’s Assessment. He explained the Association’s accountant had recommended this resolution be included in the minutes so that any reserve excess in a given year can roll over to the next year to avoid taxation. In the event there is no excess membership income at end of the year, the election is simply ignored. On a motion by an owner and a second by Mr. Bill Sport, the Resolution was approved by acclamation. (Following the annual meeting a ballot was sent to every property owner with the option to oppose the \$50.00 dues increase. As the By-laws state “the members must vote on a budget containing a dues increase and the budget shall be deemed approved, as recommended by the Board of Directors, unless a majority of the Members of the Association vote to reject the proposed budget.” With only 52 members opposing, the 2016 budget with annual dues of \$450.00 passed.)

Items from Property Owners

- Louis Toth informed owners that he will trap, spay or neuter stray cats out of his own pocket. If you notice stray cats please contact him at 252-441-3684. The owners thanked Mr. Toth for his work on this issue.
- One owner requested that owners be notified when they sign up as being interested in a Committee but do not get selected. The owner explained that she signed up last year and never heard from anyone. Ms. Fowler took note.

Mr. Gwinn thanked all those who attended and reminded owners of the owner’s social later that the evening.

With there being no further business, Mr. Gwinn adjourned the meeting.

Respectfully Submitted,
Courtney Fowler
Association Manager

Respectfully Submitted,

Courtney Fowler
Association Manager