

*The Village at Nags Head Property Owners Association
Annual Meeting
November 9, 2013*

The Village at Nags Head Property Owners Association held their annual meeting on Saturday, November 9, 2013 at The Village Beach Club. Fifty-two properties were represented in persona and one hundred and eleven by proxy.

Call to Order - President Annette Ratzenberger established a quorum and called the meeting to order. She 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. Ms. Ratzenberger introduced the Board of Directors present of Todd Farrand, Mick Jernigan, Bill Riddick, Meade Gwinn and Gary Ferguson. She noted Board member Melvin Stone was unable to attend the meeting today and thanked all of the Board for their hard work. Ms. Ratzenberger also recognized Courtney Fowler, Leslie, Sanders and Ronda Strachan who were present representing Village Realty.

Ms. Ratzenberger thanked the Village Beach Club staff for hosting the annual meeting and owner's social later that night. Ms. Ratzenberger then introduced Steve Wright, General Manager, of the Village Beach Club and Nags Head Golf Links. Mr. Wright recognized the Veterans present at the meeting and thanked them for their service. Mr. Wright also recognized the Village Beach Club Staff that was present at the meeting. He informed owners of the current specials and happenings at the golf course and Beach Club and encouraged anyone with questions or concerns to contact him. He thanked everyone for attending and encouraged owners to attend the owner's social later that evening.

Ms. Ratzenberger then introduced Sergeant Doug White of the Nags Head Police Department. Sgt. White informed the owners of the Town Community Watch Program and encouraged owners to get involved. The purpose of the program is to provide community awareness and bring the community together. He suggested owners contact him if they are interested in volunteering and to always contact the police department if they see anything out of the ordinary. Ms. Ratzenberger thanked Sgt. White for his time.

Reading of the Minutes - A motion was made to dispense with the reading of the minutes from the 2012 annual meeting and approve them as submitted. The motion was seconded and passed unanimously.

President's Report – Ms. Ratzenberger informed the owners that the community was lucky this year in that there were no major storms. The Board had to make some repairs to both the sound access piers due to minor storms over the winter. Some improvements were made to the beach access and north and south sound access. Ms. Ratzenberger encouraged all owners to visit those sites. She also encouraged owners to lock their vehicles as there had been vehicle break-ins throughout the Town of Nags Head. She encouraged owners to send in their e-mail address to Ms. Fowler since the Association was going to work towards more electronic communication. She reminded owners who

were storing items at the sound accesses that if the item is un-seaworthy or un-drivable then it needed to be removed from the access. She also reminded owners that no overnight parking at any of the common areas is allowed. She encouraged owners who were interested in being considered to volunteer on a Committee to sign up in the back and she also reminded owners of the owner's social later that evening.

Nominating Committee Report - Mr. Ferguson, Chair of the Nominating Committee, introduced the rest of his Committee as Gail MacDonald and Susan Greene. Mr. Ferguson informed the owners that three positions were open on the Board of Directors this year. The slate of nominees was presented as Meade Gwinn, John Juzwiak and Melvin Stone. Mr. Ferguson asked if there were any nominations from the floor. With there being none, there was a motion to close the nominations and approve the slate as presented. There was a second to the motion and the slate was unanimously approved as submitted. Mr. Ferguson congratulated Mr. Gwinn, Mr. Juzwiak and Mr. Stone who were elected to a three year term.

Architectural Control Committee – Mr. Juzwiak, Chair of the ACC, gave a little history of the Committee to the owners. He informed the owners that the Committee does not only review new construction applications but remodeling and paint applications. He reminded owners that any exterior change requires approval from the ACC. Mr. Juzwiak congratulated Committee member John Ratzenberger for recently being elected to the Nags Head Board of Commissioners. Mr. Juzwiak encouraged other to sign up if they want to be considered for the Committee. Mr. Juzwiak thanked his Committee for all their hard work, Committee members are John Ratzenberger, Suzanne Stillman, Todd Farrand, Al Byrum and Brenda Holloway.

Landscape Committee Report – Ms. Fowler presented the Landscape Committee Report for Al Byrum, Chair, due to him being out of town. She recognized the other members as Brenda Holloway, Fran Campbell, John Lacey, Mark Frazer and Webb Fuller. She informed the owners of some beautification projects that were accomplished this year by the Committee: installation of split rail fence in Leeward Shores, removal of various dead pines throughout the community, enhanced the entrance beds at the south entrance on the west side, and fixed the irrigation system near the Food Lion. Future projects the Landscape Committee is going to be working on is planting dune grass and adding sand fence to the north sound access and looking into improving the mailbox area. Ms. Fowler thanked the Committee for all their hard work.

Finance Committee Report – Mr. Riddick, Treasurer, gave the financial report. He reported that financially the association was in good shape and that there would be no dues increase for 2014. Mr. Riddick did report that some money would be spent over the next several years replacing the ocean side walkways in Seaside and Seaside South. There were no questions on the financials.

Items from Property Owners

- Louis Toth informed the owners that he was working on cutting down on the feral cat population. He is trapping the cats himself, paying for them to be spayed or

neutered, getting them their immunizations and notching their ear before releasing them back into the community. He encouraged owners to let him know of any cat issues and to contact him if anyone wants to volunteer. His contact telephone number is (252) 441-3684.

- Jackson Kilgore suggested owners ask pest control companies for group plan rates for ant and termite issues.
- Bill Sport suggested the Board look into adding more gravel to the north sound access road for better definition.
- Becky Kilgore asked the Board about a community recycling program. Ms. Ratzenberger informed her that the Town of Nags Head has a recycling center and that owners can contract directly with Outer Banks Hauling for curbside recycling. Also, there is an Outer Banks Hauling recycling can at the beach access all summer paid by the POA.
- George True asked that a trash can on the beach at the private access be provided. Ms. Fowler will contact the Town of Nags Head since they service the beach.
- Meade Gwinn noted there was a Nutria issue in some of the neighborhoods around The Village and asked owners to keep the Board posted on the location of this issue.

With there being no further business, Ms. Ratzenberger thanked all for attending and after a motion and a second from property owners, adjourned the meeting.

Respectfully Submitted,

Courtney Fowler
Association Manager