

*The Village at Nags Head Property Owners Association  
Annual Meeting  
November 12, 2016*

The Village at Nags Head Property Owners Association met on November 12, 2016 at The Village Beach Club. Sixty-seven properties were represented in person and ninety-seven 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 thanked Village Realty staff for their support.

*Approval of Minutes*-On a motion by Mr. Bill Sport the owners dispensed with the reading of the minutes and approved them unanimously as submitted.

*Guest Speakers*-Patrick Kelly of Club Corp introduced himself as well as Beach Club Operations Manager, Daniel Saunders. He is excited about the coming season and welcomed questions and comments from the membership.

Mr. Gwinn then introduced Lieutenant Montgomery of the Nags Head Police Department. Lt. Montgomery addressed the recent break-ins and encouraged exterior home cameras if possible. He also runs the Citizens Police Academy which offers an 8 week program to residents and encouraged residents to attend.

Mr. Gwinn introduced Chief Zorc from the Nags Head Fire Department. Chief Zorc reported that they answered 882 calls within the Community last year as well as rescued 172 people from the ocean. He emphasized the importance of fire prevention most notably by changing batteries in the smoke detectors. He discussed the special-needs community and the implementation of a wheelchair loan program as well as people being available to assist folks on/off the beach and in/out of homes. Chief Zorc informed the membership that fire pits are allowed but there is an application to fill out which can be found online at the Town of Nags Head's website. They recommended the fire pits be placed at least 10 feet from any structure or combustible material and are never left unattended. He encouraged owners to contact the Fire Department at any time with questions or concerns. Chief Zorc then introduced Wayne Kidd who discussed fire prevention by changing the batteries in the smoke detectors with the free batteries he brought today. Chief Zorc also added the importance of posting exterior house numbers so assist in the event of an emergency. He also mentioned to keep grills off decks and away from mulch and combustible materials.

Mr. Gwinn introduced the Town Manager, Cliff Ogburn, who discussed the Recycling Program and the Storm Water Management Plan. The recycling program has been running for a year and a Committee was formed to assess the effectiveness and to suggest improvements. The Village at Nags Head was well represented on the Committee. A new ordinance was introduced that states the cans must be rolled out to the curb no sooner than the day before it's to be picked up

and must be rolled from the right of way by midnight the same day that they are emptied. A newsletter will be sent out to all property owners explaining this in more detail; along with the new pick up schedules. Mr. Ogburn explained the entities involved in the storm water management plan and he reviewed the storm water conveyance. The Town purchased a full culvert cleaner which should arrive December 2016 and be ready for use shortly thereafter. He encouraged the membership to contact him directly if they have any trouble areas to report.

*President's Report* –Mr. Gwinn presented the President's Report. He then introduced the Board of Directors as Mick Jernigan, Bill Riddick, Melvin Stone, John Juzwiak, Richard Thomas, and Laurie Battaglia, and thanked all of the Board for their hard work. Mr. Gwinn also thanked Mr. Utz for his prior service on the Board. He reviewed the Village at Nags Head watercraft policy and that all watercraft and trailers at the Sound Accesses must be recorded and decaled and trailers must be road worthy. He also addressed the waste treatment plant odor issue by emphasizing that the plant is working properly and the ad-hoc Committee continues to meet to work toward a mutual resolution.

*Nominating Committee Report* – Chair Todd Farrand presented the Nominating Committee Report. The Committee consisted of Mr. Farrand, George True and Mick Jernigan as the Board representative. Mr. Gwinn, Mr. Stone, and Mr. Juzwiak had agreed to run for another term and the Nominating Committee presented them as the nominees. Board member Dwight Utz resigned leaving a vacant seat for 1 year which Rick Thomas agreed to fill. Mr. Farrand asked for nominations from the floor. Since there were none, the nominations were closed and Mr. Gwinn, Mr. Stone and Mr. Juzwiak were elected by acclamation.

*Landscape Committee Report* – Mr. Byrum presented the Landscape Committee Report. The Committee consists of Chair Al Byrum, Webb Fuller, Brenda Holloway, Fran Campbell and John Lacey. Mr. Byrum thanked the Committee members for a great year. The Committee replaced the lighting on all 21 sub-association signs with LED lighting. He reported that the landscape contract with Beach Mowing was renewed for another 3 years and that they continue to prune and weed all year. Mr. Byrum reviewed the yard of the month winners for 2016 and directed attention to a display in the back of the room showcasing the winners, which was created by Ms. Holloway. The Committee continues to work on the main entrance beautification project. The main entrance center island is complete; and work on the main entrance north and south islands is ongoing.

*Architectural Control Committee Report* – Chair Todd Farrand presented the report. He recognized the other members including Beverly Head, Brenda Holloway, Suzanne Stillman, Al Byrum, John Ratzenberger and John Juzwiak. Mr. Farrand reported that the Committee reviewed 111 paint, 40 remodel and 4 new construction applications, year-to-date. He thanked Mr. Ratzenberger for writing the revisions to the 6<sup>th</sup> Amendment to and Restatement of the Development Standards which will be recorded as the 7<sup>th</sup> Amendment. He presented an

overview of the application process as well as touched on some of the changes in the 7<sup>th</sup> Amendment such as the banning of a contractor if the ACC's ruling is not followed.

*Common Elements Committee* – Mr. Juzwiak presented the report. He explained the function of the Committee to act as an advisory panel to the Village Board of Directors. He reviewed the projects that were completed during the year including repairing the North Sound Access bulkhead and installing a new roof at the gazebo. Also lattice was installed at the bathhouse, new kayak racks were built and installed, additional sailboat parking added to the South Sound Access and the finger piers were repaired at the North Sound Access which were subsequently damaged again by Hurricane Matthew (to be repaired in 2017). Mr. Juzwiak reported that the North Sound Access bulkhead will be replaced in 2017 using vinyl rather than wood. Mr. Gwinn thanked Mr. Juzwiak.

*Website Committee*-Mr. Gwinn presented the report for Laurie Battaglia. He explained that the Board is considering changing the name of the burgeoning Committee to 'Communications Committee'. He mentioned that Ms. Battaglia is working on developing links within the VNHPOA website for the sub-associations. He also encouraged owner posts to the Facebook page and asked for volunteers for the Committee. There was a comment from the floor by Ms. Stansbury that the meeting information should be posted on the Facebook page and that the website information should be posted on the Annual Meeting Notice. Ms. Green made note of the suggestion for the future.

*Finance Committee Report* – Mr. Riddick presented the Finance Committee report. He introduced his Committee members as Annette Ratzenberger and Rick Thomas. Mr. Riddick noted that overall the association was in good financial shape. The Association will have \$360k-\$370k in Reserves at the end of 2017 so no dues increase is anticipated at this time. 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 Mr. Byrum and a second by an owner, the Resolution was approved by acclamation. There was a question from the floor regarding the Planned Reserve Expenditures. Mr. Riddick explained that the \$67,000 reserve expenditure is for replacing the bulkhead at the North Sound Access. There was another question from the floor regarding what the insurance covers. Mr. Gwinn responded that the insurance policies are Directors and Officers coverage and Ms. Green added that the Village beach bath house is covered. Mr. Gwinn thanked the Committee for their work.

### Items from Property Owners

- Mrs. Ratzenberger asked that any owners attending the Seawatch meeting, please be on time as there is a lot to discuss.
- 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.
- Louis Toth also volunteered to collect stray golf balls and sell them for donations for the feral cat rescue.
- Ms. Bev Gregory thanked the Committee members and mentioned that the Village as a whole looks great. She was concerned that the bathhouse deck was covered with sand and that the walkways and stairs have weeds and briars growing through. She felt these areas need more attention.
- Another homeowner asked if the Village POA was charging money for the summer running events that are held within the community. It was mentioned that the streets are public and therefore this is not an option.
- Ms. Blackburn mentioned the desire for an Osprey nest and Ms. Green mentioned that she had done some investigation and would present the information to the Board at the next meeting.

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

Respectfully Submitted,

Kelly Green

Association Manager