

The Village at Nags Head Property Owners Association
Virtual Information Session
11/7/2020

The Village at Nags Head Property Owners Association held a virtual information session on November 7th, 2020 at 10:00 a.m. The meeting was hosted by the Board of Directors and attorney Matt Waters of Jordon Price. Emily Lewis was present representing Village Realty. Rob Ross and Patrick Kelly were guests.

Mr. Jernigan thanked the members for attending and introduced Dare County Commissioner, Rob Ross to give a brief update on items of interest in Dare County. Mr. Ross stated that despite a projected loss of revenue due to COVID19, the county is in good financial shape. He described three major projects currently underway: the expansion of the Dare County campus of the College of the Albemarle, the new Dare County Animal Shelter, and a remodel of the Dare County Health and Human Services Facility. Mr. Ross discussed several efforts to provide affordable housing options in the county. He noted that Dare County Schools are doing well. He noted that on the "Roadmap of Need", a whole child needs assessment which ranks all 100 North Carolina counties based on across the 4 domains of health, youth behavior and safety, education, and economic development, Dare County was ranked first in health, second in education, and fourth overall. The Board thanked Mr. Ross for attending and for the report.

Ms. Jernigan introduced Patrick Kelly, General Manager for Nags Head Golf Links and The Village Beach Club. Mr. Kelly stated that despite a slow start due to COVID, the gold course and Beach Club enjoyed a strong finish to the season. He noted that memberships are available to both clubs and directed owners to Membership Director, Daniel Saunders for further information. The Board thanked Mr. Kelly for his report and for attending,

Mr. Waters explained that the business of the Village at Nags Head Annual Meeting was conducted by mail prior to the information session. Ms. Lewis stated that a quorum was represented by the mail in ballots with 127 members returning ballots. The minutes of the 2019 Annual meeting were approved by mail.

Mr. Jernigan thanked outgoing Board Members Traci Madonia and Lauri Battaglia for their service to The Village. He noted several items that the Board is currently addressing on behalf of The Village. The Board opposes any outside tie-ins to the Village sewer system operated by Carolina Water Service. They are working on a new system for identifying and keeping track of kayaks and sailboats at the sound accesses. New stickers will be required in 2021.

Mr. Farrand reported for the Nominating Committee. He thanked the members of the Committee and the outgoing Board Members. Mr. Farrand reported that Diana Nelson, Rick Thomas, and Howard Swain had been elected to three-year terms by mail in ballot. He encouraged any member interested in serving on the Board to contact Village Realty.

Mr. Musgrave reported for the Architectural Control Committee. He noted that to date in 2020 forty-nine paint applications and one hundred-two remodel applications have been reviewed. An opening will be available in 2021 on the Committee and the Board is seeking someone with experience in construction, engineering, or architecture to fill this spot. The Committee continues to work with ClubCorp on improvements to some of the golf and beach club improvements needed. Mr. Musgrave reminded the members that any exterior changes require the submission of an application and approval

of the Committee. Administrative approval through the Property Manager is possible for some routine items.

Mr. Swain reported for the Landscape Committee. He thanked the Committee Members and Meade Gwinn, the outgoing Chairman. Grounds Pros has the maintenance contract for landscaping the Village common areas. The Committee has been working on repairing irrigation issues, replacing wiring, and improving the lighting at the west entrances. The curbs at the west entrances are being repainted. Golf cart crossing signs have been installed at several locations. The Committee continues to make improvements to several medians.

Mr. Farrand explained that the Common Elements Committee is charged with the oversight of maintaining infrastructure in The Village at Nags Head. The Committee consists of Mr. Farrand, Bill Sport, Dave Hermann, and Earl Herald.

Mr. Thomas reported for the Finance Committee. It was noted that the 2021 Budget and 2020 financial reports were included with the Annual Notice. The motion to resolve any excess over the expenses of the budget year 2020 to be applied against subsequent year member assessments as provided by IRS Ruling 70-604 was approved by majority mail in vote.

The Board fielded several questions from owners via the Chat portal on the virtual session. It was noted that synthetic cedar shakes have been considered by the Architectural Control Committee on several occasions as new products are developed. No products have been approved but the Committee remains open to reviewing new products.

There being no further business, the session was adjourned.

Respectfully Submitted,

Emily Lewis
Property Manager