

***The Village at Nags Head Property Owners Association  
Board of Directors Meeting  
September 16, 2011***

The Village at Nags Head Property Owners Association Board of Directors held a meeting on Friday, September 16, 2011 at Village Realty. Harry Nash, Todd Farrand, Gail MacDonald, Melvin Stone and Meade Gwinn were present. Mick Jernigan and Bill Riddick participated via telephone. Courtney Fowler was present representing Village Realty.

Mr. Nash called the meeting to order and the Board reviewed the minutes from June 10, 2011 and the Special Meeting on September 2, 2011. On a motion by Mr. Farrand and a second by Mr. Gwinn, the minutes were approved as submitted with one correction.

The Board reviewed the Management Report. The Board discussed the outstanding dues owed by Vitamin Sea Inc. The Board agreed the owners were following their commitment of making monthly payments but had also agreed to pay off the balance by September 30, 2011. On a motion by Mr. Farrand and a second by Mr. Stone, the Board asked Ms. Fowler to send a letter reminding the owners of the September 30, 2011 deadline and that the Board is willing to waive the late fees if the remainder of the money is paid in full. Ms. Fowler will also include a copy of the promissory note with the letter.

Ms. Fowler also noted that she sent a reminder letter to the owners of B37 regarding their illegal third color. Ms. Fowler presented four more properties to the Board that the ACC recommended be turned over to them. On a motion by Mr. Farrand and a second by Mr. Gwinn, the Board agreed to send them the appropriate next letter. Ms. Fowler offered to work on the format of the spreadsheet to make it easier to read.

The Board reviewed the current financial statements. The Board discussed the top four properties in arrears and on a motion by Mr. Gwinn and a second by Ms. MacDonald, decided to turn them over to the attorney for collection. The Board would like to first begin with a demand letter. The Board discussed the 2012 budget. The Board discussed whether or not a dues increase was necessary. The Board decided to keep the dues the same for 2012 but agreed a dues increase may be necessary in 2013. There were a few minor changes to the budget and footnotes. The Board asked Ms. Fowler to e-mail them the reserve year end balances beginning in 2003. Ms. Fowler will make the recommended changes to the budget and include it in the annual meeting notice.

The Board discussed the non-conforming porch ceiling on Captain's Watch, Lot 4. Ms. Fowler presented copies of the Association's attorney regarding the situation as requested by the Board at their last meeting. The attorney was in agreement with the Board that the home is out of compliance per the Association documents. Ms. MacDonald asked if blue porch ceilings were something the Board would like to discuss or possibly allow. She noted there is some historical significance to blue porch ceilings in southern architecture. Mr. Gwinn expressed that if the Board and ACC feel blue porch ceilings are something that should be allowed then he is fine with it but if they are not allowed then Mr. Reid needs to comply with the current allowed paint standards. After discussion and on a motion by Ms. MacDonald and a second by Mr. Stone, the Board deferred any further action on this matter and would like to turn the discussion of allowing blue porch ceilings over to the ACC. The Board would like to know the ACC's position on allowing blue porch ceilings. Ms. Fowler and Mr. Farrand will bring the matter to the Committee's attention at their next Committee meeting.

Ms. Fowler informed the Board that she had contacted the Association's landscaper about cleaning out the ditch behind lots 10, 11 and 12 in Baymeadow. She will keep the Board posted.

Ms. Fowler presented two estimates for the hurricane repairs to the sound accesses. The Board reviewed both estimates and unanimously agreed to award the contract to Earthshakers Marine as long as their questions on the contract were answered and clarified. Ms. Fowler will contact Earthshakers and set up a meeting for the following week and inform the Board of that date and time.

Mr. Farrand gave the Nominating Committee Report and submitted the slate of nominees to the Board. Annette Ratzemberger and Jeanne Simmons had agreed to run for election. Mr. Riddick agreed to run for re-election and Ms. MacDonald decided not to seek re-election. Mr. Nash, Mr. Farrand, Mr. Gwinn, Mr. Stone and Mr. Jernigan will continue to serve on the Board of Directors. The slate of nominees will go out in the annual meeting notice.

The Board discussed the marketing timeline presented by Beach Cabana Services. Mr. Gwinn updated the Board on the recent meeting that he and Mr. Farrand had with two of the owners of Beach Cabana Services. Overall he felt the meeting went well and BCS is eager to market the service better so business is better in 2012. Mr. Gwinn noted that he and Mr. Farrand plan to set up a meeting with Ben Bridgers to discuss the option of allowing or offering the service at the Village Beach Club. Beach Cabana Service feels strongly that the service would be more successful if the Beach Club was included. Ms. Fowler offered to keep the Board informed once the meeting with Mr. Bridgers takes place. Mr. Gwinn also noted that they asked BCS about vending machines. They have the capability to offer vending machines at the bathhouse if the Board requests it. Ms. Fowler recommended checking with the Town as well before the installation of a vending machine. The Board asked Ms. Fowler to let BCS know that they would like to move forward with offering this service for 2012.

Ms. MacDonald asked how long the boarding up of windows due to Hurricane Irene is allowed to stay installed. The Board discussed the situation and agreed that the plywood is unsightly but due to the active hurricane season feel it is unreasonable to require owners to remove the plywood after every storm. Mr. Nash reminded the Board of the expense owners incur for the installation and removal of the plywood. The Board agreed to allow the plywood to stay up during hurricane season but must be removed when the season is over November 1. With there being no further business, Mr. Nash adjourned the meeting.

Respectfully Submitted,

Courtney Fowler  
Assistant Property Manager