

*The Village at Nags Head Property Owners Association  
Board of Directors Meeting  
November 6, 2009*

The Village at Nags Head Property Owners Association Board of Directors met on Friday, November 6, 2009 at Village Realty. Todd Farrand, Janice Black, Gary Ferguson, Mick Jernigan and Sally Berra were present. Bill Riddick participated via conference call and Courtney Fowler was present representing Village Realty. Guests, Al Byrum and Webb Fuller were present as members of the Landscape Committee.

The Board reviewed the minutes from October 13, 2009. On a motion by Ms. Black and a second by Mr. Jernigan, the minutes were approved as submitted.

Mr. Byrum and Mr. Fuller presented a proposal from the Landscape Committee for the enhancement of the East Baymeadow entrance. The master plan for that area includes irrigation, installation of a rock wall and sign, lights, sod and plantings. The Committee feels this will tie in the area to the rest of The Village at Nags Head. The Board agreed it was a good idea. Mr. Byrum noted that the Landscape Committee could not fund the project with their budget alone and would like help from the Board. He also explained how the Committee was under budget for 2009. The Committee would like to implement the project in phases over the next few years. The Board thanked Mr. Byrum and Mr. Fuller for all their hard work in putting the proposal together and offered to discuss the project later in the meeting. The Board would like to see this project completed over the next few years and discussed contributing some money but decided to further discuss it at their January meeting. Mr. Byrum and Mr. Fuller left the meeting at this time.

Mr. Farrand discussed the walkways in Seaside and their condition. They were repaired during the summer but would need additional attention at some point. Mr. Ferguson felt the walkways should be brought up to code and if there was enough room, bump outs added. This would allow for people to pass each other more easily during the summer months when the walkways are utilized the most. Mr. Ferguson asked Ms. Fowler to look into what the exact dimensions of the easements are to see if there was any room for expansion.

Ms. Fowler presented the Management Report (attached) and updated the Board on the legal issue regarding Baymeadow, Lot 21.

Ms. Fowler presented the current financial statements. She noted that the replacement reserve contribution for 2009 had been made. The Board reviewed a current Balance Sheet, Income Statement, General Ledger Report and Accounts Receivable Summary.

Mr. Farrand updated the Board on the pending pine shake issue. Currently the Town of Nags Head will not allow the pine shakes to be used because they have not met two specific tests required by the NC State Building Code. Mr. Farrand asked Simpson Roofing to remove the pine shakes on the bath house and re-shake it with cedar. He also asked LifePine to contribute money towards the cedar shakes. They agreed to do so. Mr.

Farrand said he hopes that LifePine will pursue completing the two tests required by the NC State Building Code.

The Board discussed the issues regarding Carolina Water Service. Mr. Ferguson stated that he thought it would be worth while to look into the Association purchasing the plant. He suggested contact Bill Wright, Andy Ammons or Kermit Skinner, who is the Town Manager of Manteo. Ms. Black also suggested Dave Saunders who is the Director of Utilities in Winston Salem. Ms. Fowler offered to look into it. Mr. Farrand informed the Board that CWS was following their plan and agreement so far with the Division of Water Quality to make the required improvements to the plant.

Mr. Farrand went over the Annual Meeting Agenda for the following day. The Board discussed who would give the various reports. The meeting will be held at The Village Beach Club at 10:00 a.m.

Ms. Black noted that there is a house in Linkside with unsightly conditions. She asked that a letter be sent to the owner. Ms. Fowler will send the letter.

Ms. Berra brought up a house in Linkside that seems to have a window boarded up in the back. Ms. Fowler explained there were some repairs going on to a house in that area but offered to look into it.

Ms. Fowler presented the recorded copy of the 4<sup>th</sup> Amendment to the Board. She noted a minor typo and that after discussing the typo with the Association's attorney; he did not feel it effected the enforcement of the documents at all. She offered to have the document re-recorded. After Board discussion, the Board agreed the typo was minor and did not affect the document. They decided to leave the document as is.

Mr. Farrand thanked Ms. Berra for all her hard work and serving on the Board. Ms. Berra's term is expiring at the end of the year and she has chosen not to run for re-election. Mr. Farrand noted she will be missed on the Board.

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

Respectfully Submitted,

Courtney Fowler  
Assistant Property Manager

## **Management Report**

**11-6-09**

**Maintenance Items Completed** – Regular light checks, light bulbs and lights replaced as needed, and upkeep of beach and sound accesses, entranceways.

**Owner E-mail Information** – A sheet was included in the Annual Notice asking owners to update contact information and provide e-mail addresses. There has been a good response from the owners and the e-mail addresses will be entered into the new software.

**South Sound Access Erosion** – Phil Sawyer was contacted to complete the rip rap project at the south sound access. The project is complete.

**Pine Shake Update** – LifePine decided not to get the two tests required to pass the product according to NC State Building Code at this time due to the expense of the tests. Mr. Farrand appealed to them and asked them to cover the expense of the materials to roof the bath house on hole #10 with cedar. They agreed and sent the Association a check for \$2000.00. Simpson Roofing was asked to rip off the pine shake and install cedar shakes with the Association paying for the materials and them donating the labor. Simpson agreed and the roof job will be finalized by the morning of November 4<sup>th</sup>.

**Atlantic Watch Issues** – The owners of Atlantic Watch were all mailed letters as discussed at the August Board meeting. Three of the five owners responded and all are willing to comply and plant vegetation around the pool fences.

**Children's Workshop** – The owner of this business installed a chain link fence without permission. The ACC asked them to remove the fence as chain link fences are not allowed in The Village or completely screen it. They agree to screen the fence in June with a conforming wooden fence but to date it has not been done. The ACC turned the matter over to the Board of Directors. A letter was sent from the Board asking them to comply or the matter will be turned over to the Association's attorney for further action. There was no response from the owner of Children's Workshop or the building. The matter has been turned over to the attorney.

**Annual Meeting Speaker** – A representative from the Nags Head Police Department will attend the Annual Meeting to speak on Community Watch.