

Minutes of Annual Homeowners Meeting of Old Nags Head Cove Association

May 24, 2025

Call to Order: by President Dave Masters, Jr., at 11:09 A.M.

Attendance: Dave Masters, Jr., Dave Thompson, Dave Carroll, Shannon Zinovis, Joanne Torrence, Jeremy Russell, Tina Menefee; Vicki Leister; Absent- Amanda Williams

Calling of the Roll and certifying of the proxies: A quorum of 10% of the members per the 2023 Covenants Article V, Section 5. At the call to order 52 members were present thus achieving a quorum. There were not any new nominations from the floor for prospective board members to contest against two residents who have already submitted a request to join the HOA (see below)

Approval of Minutes of 2024 Annual Meeting: This will be the last year when the minutes of last year's meeting will be approved in the annual meeting. Instead, we will be emailing out to owners for approval within three (3) weeks of the annual meeting. We will need to get 10% or 52 owners responding to approve. That way we don't wait the entire year before they see the minutes. A Motion to Approve was made by Dave Masters; Second by Tina Menefee; The Members and Board Approved.

New Business: Dave Masters provided a detailed update of the status of the pool repairs which commenced in November 2024. The company with whom the board contracted had made assurances to meet specific deadlines so the needed repairs, upgrades and salt conversion would be accomplished prior to the annual meeting. When it became clear that the contractor would neither meet their deadline nor express a desire to complete the work in a timely manner, the Board met electronically and agreed to consider cancelling the contract and to tender other offers. A company was contacted which assessed the work needed and provided a timeline to complete the work. The board agreed and granted the president to cancel the previous contract due to lack of performance. The new opening of the pool is projected to be June 5 and notification of the date change was sent to the members. Additionally, the new fees associated with the pool particularly, for rental properties, was discussed and no other pool related fees were increased.

Board Members: all the current board members introduced themselves.

Committee Reports:

Treasurer: Vickie Leister began her report by recapping the busy year with numerous landscaping projects, pool repairs and the preparation of the Pickleball Court and the Playground and updating of the Clubhouse kitchen. While we budgeted for these projects we greatly benefited from the contribution of community volunteers whose assistance greatly reduced the amount we needed to spend. There may be additional expenses associated with the pool due to non-fulfillment by the contractor which we anticipate will be recoupable.

Additionally, with these upgrades, it is believed that the Clubhouse and pool will be more attractive for event rentals which contribute to the bottom line.

The Executive Committee: Since the hiring of Manager Lacey Perry, there has been no need to convene.

The Planning Committee: Jeremy Russell briefly touched on the numerous events which took place in Fall, Winter, and Spring because of the activities of the Planning Committee. He stressed the value of the various sub-committees in making that possible. Much of the reason so much was completed could be attributed to the efforts of both Dave Masters and Jeremy who were hands-on with these various events.

The Pickleball Court will have a lock box nearby for equipment and instruction materials.

The kitchen is complete due to the leadership of Shannon Zinovis.

We are planning to place a link for the live feeds of the pool camera on the website. Dave Masters entered the discussion of the new cameras and the effort by Jeremy to string new cables. Our ability to stream is limited due to our reliance on copper cables and the need to upgrade to fiber optics.

Many landscaping projects have been completed at the community entrance and around the clubhouse again greatly attributable to neighborhood volunteers. We are planning to complete the irrigation at the main entrance in conjunction with the new landscaping.

A question was posed regarding personal equipment brought out to the playground which was unsecured and blown around. There was a mention of obtaining restraining devices to prevent this.

Architectural Committee: Dave Masters, Jr., gave a brief explanation of this committee which was part of our original bylaws and covenants, created specifically to assure that the community be committed to being comprised exclusively of single family homes and to assure the community retain its family friendly character.

Election of Directors: Two community members have expressed an interest in joining the HOA Board to replace the two outgoing members. Patrick Prichard of 4329 S. Hammerhead Drive, who was not present, notified Dave Masters of his interest in serving. Seth Torrence of 212 W. Amberjack who was present briefly addressed the membership to express his interest in serving, commenting positively on the efforts of the Board and his interest to serve. Joanne Torrence made a motion to approve the nominations; Seconded by Tina Menefee; The Members and Board approved.

Pool Update: Dave Masters further elaborated on the above discussion concerning the conversion to a Salt Pool. The transition will occur almost immediately after the repairs to the pool are completed.

Concrete Balls: Joanne Torrence has taken the lead in addressing the common community concern of the concrete balls positioned in the right of way on the Albacore Drive house across from the boat landing. Many boat owners attempting to utilize the launch have difficulty maneuvering due to the obstructions. While they are positioned in the right-of-way, the Town of Nags Head would prefer the community resolve the matter rather than referring it to the town for enforcement.

Community Questions and Comments:

A community member questioned what should be done when the cable is found unfastened prompted as discussion of the community to assure the cable remains secure when not in use.

A community member queried as to how the minutes would be emailed. Dave Masters explained that an attempt to gather email addresses of community members was an on-going effort including at today's member sign in.

A community member expressed concern that the wheel stops adjacent to the Pickleball Court presented as fall hazard and should be considered for removal.

In response to a question as to how the pool monitors ascertain as to who should be required to pay the \$6.00 pool fee, he explained that confirmation could be via cellphone.

A community member expressed great appreciation to the dedicated service of President Dave Masters during his term as president which was generally agreed to by those in attendance. This prompted a query of who would be the next president. Dave reported that this would be determined by the new board members when they convene for their Organization Meeting.

Next meeting: New Board Organization, May 31, 2025, at 09:00 a.m.

Adjournment: 11:47 A.M.