

## Minutes of Board of Directors of Old Nags Head Cove Association

May 31, 2025

Call to order: by VP David Thompson at 9:10 A.M.

**In Attendance:** David Thompson, Vicki Leister, Tina Menefee, Jeremy Russell,

Joanne Torrence, Shannon Zinovis, Patrick Prichard, Seth Torrence; On Phone: Lacey Perry,

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.

### **Welcome new BOD members and introductions:**

Handbook given out to new BOD members.

### **\* Election of Officers: (one year term)**

President – David Thompson nominated by Vicki Leister 2<sup>nd</sup> by Joanne Torrence

Vice President – Seth Torrence nominated by Dave Thompson, 2<sup>nd</sup> by Shannon Zinovis

Treasurer – Vicki Leister nominated by Shannon Zinovis, 2<sup>nd</sup> by David Thompson

Secretary – Joanne Torrence nominated by David Thompson, 2<sup>nd</sup> by Shannon Zinovis

### **Signatory Card – Southern Bank**

Elected officials David and Seth to be added to the signatory card – Appointments with bank will be set after minutes are sent

### **Appoint Committee Chairs:**

Executive – David Thompson

Architectural – David Thompson (Seth Johnson and Dave Masters have volunteered)

Planning – Jeremy Russell

### **BOD Meeting Schedule:**

Quarterly dates chosen with start time of 9:00 am

- August 30<sup>th</sup> 2025                      February 21<sup>st</sup> 2026
- November 22<sup>nd</sup>, 2025                May 23<sup>rd</sup> 2026

\*Lacey to create an agenda for meetings with input from board

**Projects:****Pool re-plastering:** (Dave Masters is lead for this project)

Island Concrete has been contracted to complete the project, Kitty Hawk Pools (KHP) has been terminated as of May 23rd, 2025. We have paid KHP \$11,880 (half their proposal.) Net additional cost at this time is projected to be \$20,620.

Board has discussed options to collect monies lost from the non-performance of KHP including seeking legal means.

- Patrick Prichard suggested to send a letter of intent and ask for a portion of the money be returned
- Jeremy suggested drafting a letter of intent to seek legal means as first steps

Island Concrete is moving forward on schedule as contracted.

**Property Owner Letters**

Vicki Leister said we have budgeted for 30 houses to pay increased fees and 31 houses have paid.

Discussion on pricing structure response to homeowners' letters

- Lacey and David to send response letters to home owners acknowledging receipt and concerns are noted.

**Pool Fee Increase:**

Jeremy discussed the fairness factor for smaller homes paying same fee as larger rentals. Joanne and David suggested we leave the pricing structure as is and re-evaluate next year.

Vicki addressed a need to quantify or have a baseline of usage for rentals to give fair assessment.

Jeremy discussed the option for QR code for signing in to help track houses and give HOA data collection. This topic will be discussed further at August 30<sup>th</sup> meeting.

Lacey is working with Missy to add Venmo as payment options.

**Wooden Benches around Playground:**

Lacey is contacting neighbor builder to build.

- The board discussed adding to next newsletter for persons who want to donate or dedicate a bench as way to generate community involvement and pride.
- David suggested the HOA dedicating the first bench to Anna Sadler for her years of service to the board and community. All agreed

**Pickle Ball/Playground:**

Box or fish basket to be added to area to hold sand toys- Lacey will purchase

Wheel stops will be removed near pickle ball court for safety as recommended by the community at the last meeting.

#### **Vending Machines/ Snacks:**

Shannon to research availability and pricing for vending machines. To be discussed August 30<sup>th</sup> meeting. Jeremy made suggestion that Ice cream not be offered as snack anymore – attracts ants and messy.

#### **Boat Ramp Concrete Balls:**

Community concern of the concrete balls positioned in the right of way on the Albacore Drive house across from the boat landing. Joanne contacted VACASA the homes management company- they have agreed to move the concrete balls 15 feet from the center of the road out of the easement. They have requested that the HOA to send a letter to the owner. Lacey and Joanne to draft letter to home owner citing community concerns.

#### **Waterways:**

Tina brought up the need for NO WAKE signs posted in more predominant spot-on canal.

Aux-Coast Guard recommended that channel marker signs need to be placed on both sides of the pole – currently only incoming traffic has posted channel marker signs.

Motion made by David Thompson to approve \$500 for No Wake (2) and channel marker signs (3 red, 3 green) Jeremy 2<sup>nd</sup> motion, all approved.

#### **Swag:**

Logo creation – board to choose logo from community submissions at next meeting. Logo to be used to create community pride with hats, t-shirts, license plate holders.

#### **Around the Neighborhood:**

##### **Flood Lights**

Joanne suggested flood light swap out to yellow bug light initiative

- David suggested introducing Nags Heads Dark Skys initiative on our Facebook page and in news letter to encourage swap out.
- Seth Torrence suggested to check if the Town has a 1-pager for owners to add to their rental books including the flood lights turned off, if not available from town we should create.

**Adult Social Hour:**

Planning Adult sunset social hour 3<sup>rd</sup> Friday of each month - Shannon to coordinate

**Yoga or water aerobics:**

Community member wants to offer free yoga classes on the lawn of the club house – All in favor no opposition as long as this is a free service.

**Next meeting:**

August 30, 2025, at 09:00 a.m.

**Adjournment:**

Jeremy motion to Adjourn, Dave 2<sup>nd</sup> Meeting Adjourned at 10:25am