

Old Nags Head Cove Association

Board of Directors

Minutes

July 22, 2021

- I. **ROLL CALL-QUORUM** -- The meeting was called to order at 6:33 p.m. with Board members Seth Johnson, Kim Annsell, Anna Sadler, Dave Carroll, Mary Gay, Steve Pearce, and Patti Shufflebarger in attendance constituting a quorum. Brenda Lowe and Missy Rotchford were also in attendance.
- II. **MINUTES** – The March 18, 2021, board meeting minutes were approved unanimously.
- III. **TREASURER’S REPORT** – Kim reported that the insurance on the building, including liability, was paid early this year (July/March billing). Kim recommended a quarterly budget review, and that recommendation was approved unanimously.

Kim reported that 99% of homeowners have paid their assessments – Of the four who had not paid only two could be located.

IV. OLD BUSINESS

- A. **Projects (Pool Bathroom)** – Money was set aside for these projects. Updated sheet rock in the clubhouse was \$4,200. The estimate for pool repairs was \$10,000 and \$6,000 for the bathrooms. Anna and Brenda will check on the current estimates.
- B. **Homeowners Labor Day Picnic** – September 4, 2021. The pandemic will limit options and food trucks were proposed to provide variety @ \$5 or \$6 per person. Drinks and dessert would be provided by the Association. Brenda will work with volunteers on arrangements.
- C. **Clubhouse Use and Rental Fees** – Brenda noted that party booking costs range from free to \$450, depending on the size of the venue, and cleanup is in addition. She will have recommendations on the policy and fees at the October meeting.
- D. **Late Fee and Transfer Fee** -- Brenda will check with Capital Insurance to research the covenants. Article 7 Section A sets the transfer fee at \$100. The acceptance of the \$100 fee was unanimously approved. – Ed and Steve will lead the effort to locate the original covenants as a Covenant Committee. Ed said 60% of the homeowners must approve any changes to the covenants. We need to develop a process to ensure that every buyer gets a copy of the covenants at closing. The formation of this committee to address these issues was approved unanimously.

- E. **Check Signers** – Brenda Lowe, Missy Rotchford, Kim Ansell, Seth Johnson and Dave Masters were unanimously approved as authorized to sign checks.

V. NEW BUSINES

- A. **Pool Ladder Replacement and Concrete Crack Repair**-- There are issues with concrete cracks and the ladder at the deep end of the pool and the question was raised as to whether all the pool issues and safety concerns should be addressed now. It was unanimously approved to do so.
- B. **Boat Committee and Navigation Lights in the Channel** -- Hunter Sharp and Joanne Corvante have requested that the committee (Seth, Herschel, and Dave Masters) look into adding day and night navigational aids to enhance channel safety.
- C. **Fencing** – Several fences have been reported as taller than the town code’s limit. We need to determine if our covenants align with the code and who can enforce compliance. Another concern from the past is ensuring that homeowners know how and to whom in town government issues should be reported for enforcement.
- D. **Safety Issues** – Some stop signs cannot be easily seen. Public works can put up Danger signs. Another concern is young people driving golf cars with no lights. To be street legal in Nags Head requires a driver’s license, a license plate, and not driving faster than 35 mile per hour.
- E. **Volleyball and Pickleball** – Homeowners have been inquiring about the possibility of adding facilities to enable them to enjoy these activities.

VI. BOARD COMMENTS – There were none.

VII. NEXT MEETING – The next meeting of the Board will be October 21 at 6:30 p.m.

VIII. ADJOURNMENT – The Board adjourned at 8:32 p.m.

Respectfully submitted,

Patti D. Shufflebarger, Secretary

Party Pricing:

Guest under 30 free during operating hours, pay \$3 pool fee for any guest who is not a member to use pool

If pool is not open:

30 people and under free with a \$150 security deposit

31-50 people \$200 with \$200 security deposit

51-75 people \$300 with \$300 security deposit

76+ people the current \$450 with \$750 security deposit

*Any parties serving alcohol must pay \$200 insurance policy

*A cleaning fee of \$125 (refundable if clubhouse is left clean)

*Must be sponsored by homeowner in good standing if not fee will be \$1000 with \$750 security.
