

OLD NAGS HEAD COVE ASSOCIATION

February 21, 2026, 9:00 am Board Meeting MEETING MINUTES

* Call to order:

- Seth Torrence called meeting to order 9:00 AM

* Roll Call:

- Present: Seth Torrence, Vicky Leister, Joanne Torrence, Shannon Zinovis, Jeremy Russell, Patrick Pritchard, Lacey Perry
- Absent: David Thompson, Tina Menefee, Amanda Williams

* Past Minutes approval

Motion: to approve minutes was made by Shannon, second Vicky all in favor

* Report of Officers & Committees:

- Treasurer –
 - **Treasurer's Report**
 - Vicky reviewed report – board is on track/ slightly ahead of plan
 - **Aging Summary**
 - Board is making good progress with capturing outstanding dues
- Planning Committee – Jeremy Russell
 - **Pool Rules/Check in Systems:**
 - Lacey and Jeremy investigated options to digitizing pool usage at request of residence

Motion: Shannon set motion to approve \$1000 membership fee to set up a service to gather/ digitize pool access.

- Listening to residents, board took amenity fees under advisement and voted to amend pool amenity fee structure:
 - Homeowner pool fee stays same at \$55
 - Extended family pool fee stays same at \$200
 - Rentals with 1-2 bedrooms will be \$150 pool fee
 - Rentals with 3 or more bedrooms will be \$300 pool fee
 - Boat ramp fees to remain same at \$45
 - Annual Dues Assessment to increase \$20 to \$250

Motion: to approve new fee structure was made by Vicky and Patrick to second – all in favor. Motion approved.

- **Cove Promo items:** Hats (Thank you to Jeremy, for setting up the promo items.)
 - 2 style Hats available or \$25 cash, Venmo or card contact Lacey at club house to purchase. More info in Newsletter.
- **Manager's Report**
 - **Spring Newsletter topics**
 - Topics approved – Lacey to compile
 - **Auto draft payments /ACH payments for dues**
 - No Fee for ACH payments, 3% credit card fee will be applied. Other payment options available at no fee– check, cash and Venmo.

* Old Business:

- Update on items from previous meeting:
 - **Irrigation for clubhouse** – quotes provided
 - Careful consideration of multiple quotes all reviewed by board

Motion: Motion to approve \$4000 for irrigation landscaping and external improvements for clubhouse was made by Seth, second Patrick all in favor – motion approved.
 - **Front entrance landscaping**
 - Shannon and Lacey to get quotes to get front entrance fence power washed and painted.
 - **Waterway signs** – Signs delivered – need to be installed
 - Joanne and Seth to get signs added to waterways as soon as weather permits.
 - **Pictures for clubhouse interior** – Jeremy
 - Jeremy to get canvas artwork of various historical pictures from neighborhood at no more than \$100 per picture.
 - Lacey to ask for pictures from residence in next newsletter.
 - **Concrete balls update**
 - Owner is not cooperating with multiple boards request to move balls out of easement. Escalating efforts.

* New Business

- 2026/2027 Capital Items
 - **Sign**
 - 2 club house signs - one at front entrance, other on club house itself were approved by board after quotes reviewed.

Motion: motion to approve \$1200 for signs was made by Joanne and second by Seth
 - **Canal Dredging**
 - Seth to investigate quotes, grants and survey of canals for

this long-term future project.

- **Boat Ramp Repairs**
 - Seth to get quotes on boat ramp repairs, present at next meeting
- **Pool Decking**
 - Shannon and Lacey will investigate pool decking repairs and present quotes at next meeting.
- **Back-room furniture**
 - Shannon to get quotes for durable furniture

* **Questions/Discussion from the floor**

- Approved to purchase small power washer for maintenance.
- 1 Pool umbrella to be replaced

* **Adjournment:** Meeting adjourned at 10:58 am

Motion to adjourn made by Jeremy and second by Seth