



OLD NAGS HEAD COVE ASSOCIATION

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2026 ANNUAL MEMBERS MEETING

Saturday, May 23th, 2026 11 AM

MINUTES

*** Calling of the roll and certifying of proxies (quorum is 10% of members per Article V Section 5)**

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

Quorum Present. = 10% of annual members present

*** Proof of Notice of Annual Meeting – email/mailed**

- Yes, Email sent and proof of notice given

*** Approval of Minutes of 2025 Annual Meeting** – approved and posted to website July 2025

* Motion for Minutes approval by Tina - second by Seth - all in favor - motion approved

*** Reports from Officers & Committees:**

Executive Committee – David Thompson

- 4 names on ballot – Willis Robinson, Immie Russell and David Thompson introduced themselves and asked for a vote.
 1. Willis Robinson
 2. Immie Russel
 3. Kim Ansell (not present)
 4. David Thompson
- Ballots distributed, votes cast and collected for count.

Treasurers Report - Vicki (financials attached)

May 1st to April 30th fiscal year

Vicki highlighted areas of financial report where we gained and lost in the treasurer's report, she explained reasons for the years financials.

Collection of assessments

- Association has made progress on collection of assessments and is on track.
- Multiple ways to pay dues
 - Online or in person payment options available with multiple forms of payment accepted, including check, cash or electronic ACH direct debit, and credit card – if you choose credit card a 3% fee will be added
- Clubhouse rentals and pool fees - Rental of club house facility up 33% due to upgrades made and year-round use.
- Rental home pool fees increased this year but expected to be lower adoption of rental home enrolling in pool usage next year as a result.
 - Questions from groups clarifying rules of rental and pool guest, Lacey clarified and will post pool rules and fees schedule on our FB page
 - Ideas from group to amend pool fees to accommodate home owners with small rentals with smaller fees – board will continue to explore options.
 - Many commented on how they liked the new extended family option
- Profits placed in money market fund to be used for larger projects.

Motion to approve treasures report given by Shannon – Second by Tina - all in favor - Motin approved

Manager's Report - Lacey

Renovations/updates

Club House:

- Kitchen updated and back room updated – Thank you Shannon Zinnovis
- Wall art up and placed around club house – Thank you Jeremy and Immie Russell
- Plumming was winterized under the building so the building can be used year round – David talked about renting the club house year yound
- Landscaping and new signs – thank you Jeremy
- Parking lot restriped – Thank you Jeremy

Webcam

- Now on website for sound camera – check it out on our FB page and website.

Swag

- Hats and sticker for sale at the club house
 - 2 hat styles \$25 each
 - Stickers \$3

Water Way

- Water way signs added - thank you Seth Torrence

Pool

- Completely resurfaced
- Bench added for more comfort
- Salt water conversion – for ease of maintenance

New Pool Check in system

- New app to download - email sent to all home owners
- Rentals will have a code to check in
 - Helps track pool usage as well as gives us the capability to give yearly usage reports upon request.

Hours of operation

- Pool open from 10-7 every day
- Adult only swim from 9-10AM Monday-Saturday

Planning Committee - Jeremy

- Asked for volunteers – to host events by contacting the board and presenting idea for budget approval
- Planning committee volunteers do not need to be on the board – all are welcome to help plan or host events

HOA Hosted events:

- Modest budget - all homeowners are welcome to participate and plan events for community.

Social events

HOA keeps updated calendar of events posted on FB page, email and posted on Website

- Planned events this year:
 - Halloween, Easter, Christmas and 2nd annual Oyster Roast in November
 - 2 Sunset gatherings marked for June and August

* Election of Board members: Ballots counted

- Congratulations to Immie Russell, David Thompson and Willis Robinson - Welcome to the Board!

* New Business:

Larger ticket items:

- Boat Ramp
 - Needs to be redone - Looking to regrade the ramp and if permitted extend
 - Searching for a minimum of 2 quotes to bid the job. (if you know a company that can do this type of work - please contact Lacey with recommendations)

- Pool Decking

Pool decking needs replacement – getting quotes from licensed contractors to bid on job

- Main entrance Fencing
 - Replace paint – getting quotes
 - Recommendation for more natural options that do not need maintenance
- Dredging
 - Waterways and canals – board is looking in to options and consulting with CAMA for regulations.

Comments & questions from the floor

Concrete balls at boat ramp

- Community brought up the concrete balls - what can be done. Community member recommended to go before board of commission and call town to report.

Bulk head

- Community asked if board can explore sending letters to persons who don't have bulk heads or have bulkheads in need of repair – Board will check with the town.

Houses in disarray

- Community asked how do we address houses with multiple large items in yard? Community asked if there was anything in our bylaws to help with property maintenance.
Board can address if property goes over the line by calling the town and the town communicates with the property owner.
Community members recommended to call town to report nuisance

Debris pick up

- Only put stuff out until October 1- May 1. Please do not place items outside of the pickup timeframe.

Name Tags

- Community recommend getting name tags for gatherings

*** Adjournment Meeting**

- Motion made to Adjourn meeting by David, Joanne second - all in favor – motion approved