

November 21, 2009

2009 Annual Meeting Brigands' Bay Homeowners' Association

The annual meeting was called to order by Travis Cullifer, President, on Saturday 21 November at 10 a.m. at the Cape Hatteras Baptist Church. Seventeen homeowners were present, including board members Travis Cullifer, Willie Morris, Dave Conley, Irene Nolan, Leslie Pierce, and Ken Hagemann.

Secretary's report: Leslie noted that minutes of Board and Annual meetings are posted on the BBHA website brigandsbay.org. Other information available at the site includes special announcements, budgets, Directory of Homeowners, names, terms and contact information for Board Members, as well as Association By-Laws, Covenants and Articles of Incorporation.

Treasurer's report: Dave summarized the main expenses for 2009 and reported a current balance of \$6,234.61. He reported that although the 2009 budget was based on assumed dues revenue from 80 members, dues for 2009 have been collected from only 42 members to date. The proposed 2010 budget will be based on 50 paid memberships. Following Dave's review of the proposed budget, a motion to approve was seconded and was carried unanimously by voice vote. The 2010 budget will be posted to the website.

Travis presented an extensive agenda, including old and ongoing business as well as new business.

Old Business

Dredging: Dredging is an ongoing issue. Travis reported that an environmental impact/engineering assessment, costing approximately \$5000.00, is required before any work can be done. No action will be taken at this point.

Cora Tree: Dave has done some trimming at the base of the tree. \$500 will cover trimming the upper branches. Action will be delayed, and recommended next year as needed. Travis pointed out the information about the Cora Tree legend is available on the website.

Fireworks: No deputies were hired this past summer, and no resulting fireworks issues were reported. This information, indicating increased awareness among residents and renters of existing fireworks prohibitions, resulted in removal of the expense for deputies from the 2010 budget.

Neighborhood tree trimming: The State does tree trimming within nine feet of our roads, when crews and equipment are available. Dave reminds owners of the need to keep brush trimmed around fire hydrants.

Hard copies of member directory: The board will work to provide copies to members who have paid dues. It was noted that a directory, updated two or three times per year, is available on the website.

Street flooding: A homeowner raised concerns about street flooding resulting from heavy rains and high tides. Standing water on Freebooter encourages motorists to drive on owners' properties in order to avoid the deep puddles; standing water on Snug Harbor was also mentioned. Travis commented on constraints that make it difficult to correct the problem, including new building and septic requirements. Vicky Grist suggested that students from the Cape Hatteras Secondary School Coastal Institute might be helpful in analyzing the situation. Vicky and Leslie will pursue this idea.

New Business

Dues collection: Following a discussion of this issue the board agreed to develop a plan for mailing dues statements and reminders to members, and to collect dues at the Block Party. Willie will check to determine whether any portion of the dues payment might be tax deductible, and will report back to the board.

House number signs: Ken described 4x4 posts with white and green reflective house numbers that are available through the Salvo VFD at a cost of approximately \$35.00 each. He pointed out that clearly displayed house numbers would facilitate the delivery of emergency services. A house number sign can be viewed in front of the Hagemann's house. If community members want to order numbers, Ken has volunteered to pick them up from Salvo. Ken and Fran will prepare information, including a photograph of their house numbers that can be posted to the website.

Auto repair business at the intersection of Buccaneer and Highway 12: Travis reported that he has received several calls and emails complaining about the appearance of the business, as well as its interference with the line of sight for those making turns from Buccaneer onto the highway. Ken and Fran reported on their contacts with Corky Whitehead at Dare County, who indicated that the level of complaints that the County has received has resulted in the issue being referred to the County Attorney, who will send a letter to the business. The members discussed possibilities for addressing the issues with the owner, noting that no legal recourse appears to be available to the association, and suggesting that it might be more productive to work to build a neighborly relationship with the business, and to jointly develop a landscaping plan that would grow a hedge barrier along Buccaneer Drive. Following discussion, a motion was made, seconded and carried that would allocate \$500 for beautification in the 2010 budget and establish a committee to handle the project. Deb Romas volunteered to establish contact with the business owners. Deb is willing to serve on the committee; she will invite participation by the business and was joined on the committee by Fran, Ken, John Baust and Vicki Grist Barris.

Election: Travis announced that he recently learned that Burnie and Vivian Gould will be moving to Southern Shores, and that Burnie has resigned his position on the board. The board will work to fill this position. As secretary, Leslie moved that the three candidates for the board, Travis Cullifer, Dave Conley and Irene Nolan be elected for the 2010-2011 term. The motion was seconded and carried unanimously. Travis will

contact board members soon for a short meeting to fill the vacant position and to elect board officers.

Submitted by Leslie Ann Pierce, Secretary