

# The Currituck Club Chronicles

Newsletter Spring 2010  
Volume 1, Issue 1

Brought to you by the Communications Committee  
John Bohan, Chair Maxine Margolis, Secretary & Editor



## Message From Our President:

### Board of Directors 2010

**Barney Ottinger**  
*President*

**Jim Mirto**  
*Vice President, ACC Chair,  
Golf Club Liaison*

**Gail Tomassini**  
*Treasurer*

**Maxine Margolis**  
*Secretary*

**John Bohan**  
*Communications  
Committee Chair*

**Dave Stanford**  
*Strategic Planning Chair*

**Cindy Wooten**  
*Event Chair*

**Board Meetings**  
*2<sup>nd</sup> Friday of the month  
9:00am - 12:00pm  
Club House Board Room*

### Important Club Information

**The Currituck Club  
Security**  
(252) 599-2380

**Fitness Center**  
(252) 457-6472  
*8am - 8pm everyday from  
May 15<sup>th</sup> - Labor Day*

**All pools are open  
Memorial Day-Labor Day  
Main Pool opens May 15<sup>th</sup>**

**Trolleys operate from  
Memorial Day -Labor Day**

### *Greetings from the Outer Banks and The Currituck Club*

As I write this letter our service providers are busy preparing for another season of fun, sun, and a relaxing break from the stresses of the real world. Indications are that this will be a very good rental season. It seems that there may be pent up desires for a vacation that have been put off and now it's a vacation regardless!

This is the first newsletter for 2010 and while you have not heard from the board, the board has been busy working with four meetings completed. It is time to bring the membership up to date with what the board has been doing.

Following the rejection of the amenity fee at last year's annual meeting the challenge was how we accomplish what needs to be done and pay for it without drawing down our reserves. The annual assessment was raised 5%. The 2009 board asked all of our service providers for an across the board 10% reduction in their contracts without a loss to the members of quantity and quality of services provided - a difficult and hard request to put to anyone but the reductions were received. The attitude of the service providers has been excellent and their work has continued at a high level.

Two new service providers were brought on for the 2010 year. One is Adlam Management who is now handling the administrative and accounting functions for the Association. Cape Management is the new property manager with responsibility for the physical plant (common grounds) of TCC and oversight of all other contracts; this includes reviewing all requests for reimbursements. Performance by both to date has been outstanding. Note that the weekly property manager's report showing items needing attention is posted on the web. It is a very complete report.

Following, in bullet point fashion, are the actions taken by the board this year:

- ◆ Insurance policies were reviewed for the whole board by Southern Insurance. Appropriate coverages are in place at a very competitive rate. Liability coverage

has been doubled at an additional cost of approximately \$300/annually.

- ◆ At the recommendation of the insurance provider signs will be placed around the ponds in the Club to warn of no swimming, etc. This is for safety.
- ◆ Playground equipment has been replaced. The old equipment was worn out, rusted, with holes, etc. and was a safety hazard. A review was done to determine what repairs were practical and possible. Replacement cost was \$32,000 installed. It was in the reserve study for that amount.
- ◆ The board received a request from the Hammocks POA asking that TCCPOA take over their roads. The board voted to take that request under consideration with the intent being to have a study done to determine under what circumstances it could recommend to the membership that TCCPOA take them over - i.e. condition of Hammocks Roads evaluated, what reserves would be appropriate for the Hammocks to pass to TCCPOA, etc. The plan is to have a recommendation by the 2010 Annual Meeting.
- ◆ The Strategic Planning Committee under Chair David Stanford is working on the plans for the transition that takes place next year whereby the developer hands over the assets to the TCCPOA and the operation of TCC becomes fully the responsibility of the membership. A new reserve study will be conducted this year by an outside firm to prepare the board for negotiations with the developer. This is a very important undertaking for the board and the membership.
- ◆ This important committee also is responsible for maintaining a common property reserve plan and estimating the costs of repair and replacement over a rolling twenty year period. It also develops a schedule of homeowners' assessments that maintains sufficient liquid assets to affects repairs and replacements.
- ◆ Collection of assessments has been a focused activity of the board. Starting the year and into the first couple of months the outstanding assessments were quite large.

*(continued on page 3)*



### Occupancy Rates:

The Board receives weekly rental occupancy data from the rental companies. For the first three weeks in June rental occupancy was slightly higher than last year's figures. Rental agencies reported ending the summer of 2009 on a high note. Restaurants and shops also saw an increase

### Bunkers Grill:

This is the second year that Bunkers Grill has offered Monday night dinners from 5:30pm-8:30pm. Reservations are recommended. Happy Hours are from 4:00pm-6:00pm on Thursdays. \$1 draft beers at Happy Hour and appetizers. Please call (252) 453-9400.

## Swan Beach Rezoning

There are two proposed developments at Swan Beach. One is for a fishing pier which would span over the beach (overpass) and extend into the ocean. The second proposal deals with a significant resort to be built containing a hotel and cottages. In both cases, the land where these developments are proposed are zoned residential and would need to be rezoned to commercial.

## Corolla Fun Park

This proposal is for a miniature golf and a go cart raceway to be located in between Timbuck II and the strip of stores of Monterey Shores on the west side of Rt 12. About 30% of the proposed site is owned by Monterey Shores and is zoned residential; approximately 65% is owned by Timbuck II and is zoned commercial with the remaining 10% owned by Bob DeGabreil and is currently designated as part of the Monterey Shores green area. Sewage for this site would be processed by Monterey shores.

## Corolla Development

The proposed site east of Rt 12 is between the Hampton Inn and the Pine Island PUD and is zoned commercial. The land is owned by the Audobon Society and is currently designated as a Significant Heritage Area. A developer is interested in turning this into a resort. The property was originally offered for \$20M and is now allegedly for sale at



## NCDOT Update

Proposed bridge will cross over Currituck Sound from Currituck County mainland to Timbuck II. This bridge is proposed to be 7 miles in length and it will be a toll bridge. Construction is to begin shortly. For more information call (252) 571-3000 or visit the web site for more information including maps and diagrams at [www.ncdot.org](http://www.ncdot.org).

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[www.currituckclubobx.org](http://www.currituckclubobx.org)

\$10M. FEMA has designated the land as VE flood zone for which the government will not provide loans or insurance. The prospective developer has petitioned FEMA to change the flood zone status to AE so insurance can be obtained. They are citing precedent based on a VE to AE change for a beach resort in Kitty Hawk.

The Currituck Club is the only **Firewise Community** on the Outer Banks. Our Firewise certification was recently renewed which means The Currituck Club has met all the criteria for reducing potential wildfire hazards in and around the houses in our community. In the event of a wildfire in our area we also have a community evacuation plan. Firewise grants have allowed TCC to create an emergency vehicle entrance at the North edge of our property and to improve signage at the main entrance. This helps emergency responders as well as our guests locate specific houses in our neighborhood. For more information about the Outer Banks go to [www.NCBeaches.com](http://www.NCBeaches.com).

## Changes in Club Management

For January 2010 there were several service provider changes in the club. The Currituck Club has hired **Cape Management, Inc.** to oversee and administer general property management. They will monitor and maintain the common property throughout the club, as well as help facilitate major repairs by diagnosing the problem and generating bids to correct the problem. They can be reached at (252) 480-2700. Derrick Barcroft is our point of contact. Their office is located at 1410 S. Virginia Dare Trail, Kill Devil Hills.

**Adlam Financial Services, Inc.** will be providing all the administrative management services for The Currituck Club. They will serve as the central contact for assessment dues. They will inventory all TCCPOA legal documents. They will maintain our disaster and recovery plan. They can answer all questions from attorneys and real estate brokers. They will be maintaining our bookkeeping and recordkeeping, and maintain a close relationship with the TCCPOA auditor. They will be integral to creating our annual budget, and providing comprehensive monthly financials. They can be reached at (252) 441-8857. They are located in Kill Devil Hills.

**Light House Resort Services, Inc.** continues to give us support in the areas of guest services, trolley scheduling, security, beach shack and valet services, guest operations general manager, and trash curbside services. They can be contacted at (252) 453-6232. Daniel Walker is our contact. Their office is located at 520 Unit I, Old Stoney Road, Corolla.

\*Trash Pickup Notice: Large items are picked up on Wednesdays, and must be called in before hand to (800) 877-7531.

**Total Professional Care Landscape, Inc.** will continue to service our landscape needs by cutting common grass, trimming trees in the common areas, and planting and maintaining garden beds in common areas.

**Pool Solutions** will maintain the pools throughout the club, and service and maintain restrooms.

For weather information and swimming conditions go to [www.weather.com](http://www.weather.com)

## *Cont. Message From Our President:*

By the time you receive this newsletter you will have received notification that the board voted to institute a wristband program. The primary focus of this is to deny the use of all amenities to members who have not paid and to people outside the membership.

- ◆ The Communications Committee, chaired by John Bohan, has been very busy working to make the website more user friendly with information organized in an easy to find, easy to read format. This is a sorely underused resource for communications between the board and the members. We must get it to where the members depend on it for up to date and correct information. We also have taken the step of getting a bulk rate permit which offers significant savings over standard rates..
- ◆ New road signs have been placed throughout TCC which are both attractive and effective for emergency crews to find addresses. These were paid for with a grant of \$18,000 received through the Firewise program. The Firewise program also received a grant to cover the cost of a preventative burn made along the soundfront to clear out fire supporting materials. This has been completed.
- ◆ The developer has covered the cost of several projects. One was the replacement of the coping stone around both the main pool and kiddy pool at the relatively new north pool. The original stone had failed. The concrete at the main entrance under the geese was repaired where it had developed major cracks. See a complete list on the website.
- ◆ TCC by-laws are being reviewed for updates and proposed needed changes to be presented to the membership for approval at the annual meeting. This is being conducted by a subcommittee of the Strategic Planning Committee.
- ◆ Cape Management is surveying the sidewalks and making a prioritized list of those needing immediate repair, those that could use repair but are not critical from a safety point of view, and those that would look better if repaired.
- ◆ The audit report for the fiscal year 2009 has been completed and is almost ready for review. It will be presented to the board at the June Meeting. The draft reveals no discrepancies.
- ◆ The Golf Committee under Jim Mirto is working closely with ClubCorp Management to see that the golf course remains in top condition. Recent efforts have concentrated on beautification with flowers and repairs to the concrete cart paths. Last year's major effort was the repair to fairways and tee boxes where disease had caused much damage. This course is very important to the ongoing success of TCC.
- ◆ The Recreation Committee has big plans for 2010. Check the web for events.

There are many smaller issues that the board deals with on a daily basis from helicopter landings within the confines of the Club to calls for help as to what the rules are, etc.

The 2010 board is made up of two full time residents, one semi full timer, and one from the Hammocks, one from the Reserve, and two from TCC who rent their homes.

It is a privilege to serve as your President. I have found the job to be very challenging and a large consumer of time. I am always available 757-284-9922 or [scpa1237@aol.com](mailto:scpa1237@aol.com).

Barney Ottinger, President

THE CURRITUCK CLUB PROPERTY OWNERS ASSOCIATION  
2010 COMMITTEES



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Committee Volunteers  
needed, Please contact us if  
you are interested in serving  
on a committee.  
[tccpoa@comcast.net](mailto:tccpoa@comcast.net)

**Finance Committee:**

Gail Tomassini, Chair  
Brian Taylor, Secretary  
Mike Baselice  
Joan Carrithers  
Steve D'Ambrosia  
Larry Frakes  
Emma Lopo-Sullivan  
Maxine Margolis  
Bonnie O'Conner  
Barney Ottinger  
Steve Sachs  
Dale Smith  
Leslie Sydnor

**Architectural Control Committee:**

Jim Mirto, Chair  
Richard Green  
Doug Mickle  
Neils Moore, Property Manager  
Doug Wendling

**Recreation & Maintenance Committee:**

Cindy Wooten, Chair  
Peggy Ward

**Audit & Nominations Committee:**

Leslie Sydnor, Chair  
Richard Green  
Barney Ottinger  
David Stanford

**Strategic Planning Committee:**

David Stanford, Chair  
Susan Bottomley  
Mary Jane Gentry  
Mickey Hayes  
Maxine Margolis  
Leslie Sydnor

**Communications Committee:**

John Bohan, Chair  
Emma Lopo-Sullivan  
Maxine Margolis

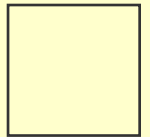
**Golf Committee:**

Jim Mirto, Chair  
Iris Shuk  
Mike Severn  
Mike Terry  
John Wooten

**Firewise Committee:**

Doug Wendling, Chair  
Wes Barnes  
Karen Brown  
Rick Galganski  
Aaron Gay, Advisor from NCFS  
Richard Green  
William Knoch  
Jim Straley  
Daniel Walker

The Currituck Club POA  
619 Currituck Clubhouse Dr.  
Corolla, NC 27927-9559  
(252) 457-6472



RECIPIENT NAME  
STREET ADDRESS  
ADDRESS 2  
CITY, ST ZIP CODE

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