

**Carolina Dunes Association
2020 Annual Meeting
April 11, 2019
Virtual Meeting
Minutes**

Annual Meeting called to order, 10:08am on 2020-04-11

Attendance

- 65 owners participated in the Zoom video meeting.

First Item of Business: Comments from Town of Duck Town Manager, Chris Layton

- Updates Regarding COVID-19
 - "When will non-resident owners be able to enter Dare County?"
 - Unfortunately, the Town does not have an answer to that question at this time.
 - The Dare County Control Group, consisting of Town Mayors, the School Superintendent, the Superintendent of Parks, and others, will make the decision when non-resident property owners can re-enter Dare County when advisors indicate doing so does not put the public at further risk of infection.
 - The current resolution prohibiting entry expires April 30th. Whether it is extended will depend upon whether they see, or do not see:
 - Community spread
 - A flattening of the curve of infection
 - Providing the North Carolina Governor does not enact an Executive Order further restricting movement, things will, most likely, be reopened before the summer season gets into full swing (June/July).
 - Questions from the Community:
 - Request for Status Update on Lawsuits Filed Against Dare County regarding Prohibiting Non-Resident Owners
 - The Town has no additional information, other than that the lawsuit has been filed.
 - Due to COVID-19, courts are closed, so it will be awhile before there are any updates.
 - "Will non-resident property owners be allowed re-entry before renters?"
 - When the county begins opening back up, it will likely take the form of a staged re-entry similar to those after Hurricanes. Non-resident property owners would, most likely, be allowed back onto the island before renters would be.
 - "What is the Mayor's opinion regarding non-resident owners being unable to perform maintenance on their properties during the access restrictions?"
 - The Mayor is sensitive to the situation, but understands the County's need to balance the health and safety of the permanent residents with the needs of the non-resident owners.
- Status of East Side of Dune (i.e., the steep slope)
 - Question of Amending Town Code for Allowances of Structures on East Side of Dune
 - The Town Council chose not to amend the existing prohibition on fixed structures on the east side of the dune.

- Fixed structures alter the natural sand-trapping of the dune, and, in some cases, make the erosion worse.
 - The Town has made arrangements to bring in a vendor who will use a bobcat to make the drop off between the top of the dune and the beach more gradual.
 - This work will be performed along the entirety of the nourished area, including in front of private property as well as the community access points.
- Questions from the Community:
 - "Can beach stairs be added to help go from the top of the dune down to the level of the beach?"
 - No, the Town's prohibition on beach structures traversing over the dune line is still in effect.
- Beach Re-Nourishment Status
 - Planned Schedule is for another Nourishment in the Spring / Summer 2022 timeframe
 - This schedule represents when the Town expects to start seeing new sand on the beach.
 - Next Upcoming Milestone: Review of MSDs & setting tax rates for the next 5 years.
 - Nothing decided yet, but Chris will recommend a reduction in rates, as a second round of nourishment does not require rebuilding the dune, as it did in 2017. This will likely reduce the cost of this round of re-nourishment.
 - Following Milestones:
 - RFQ & Selection of the Consultants
 - It is likely the Town will utilize the same consultants as during the 2017 nourishment.
 - Questions from the Community:
 - "Will additional nourishment require additional community votes?"
 - No, the Town's original Beach Nourishment Plans called for additional nourishment efforts to be investigated & pursued every 5 years.
 - "How many more years will we be paying additional taxes to cover the costs of the original nourishment project?"
 - The Municipal Service Districts created to assess taxes to fund the nourishment project will remain in place for as long as nourishment continues to be sought.
 - The current tax rates for these MSDs are set to expire this year.
 - The Town Council has not yet decided whether to change the same rates in the future, or not.
 - Chris's recommendation to the Town Council will be to keep the MSDs in place, but to reduce the tax rates currently being assessed.
 - "How has the existing nourishment from 2017 held up? Aligned with original projections, or not?"
 - Prior to Hurricane Dorian, and the nor'easters that followed, the original nourishment was holding up better than projected.
 - Seeing the erosion imparted by Dorian and the nor'easters generated agreement in the Town Council that additional nourishment would need to be sought out.
 - "How will the Town seek to reduce disruption to owner/guest use of the beach during the nourishment efforts? During 2017, renters complained about the state of the beach during nourishment."
 - The nourishment projects need to be completed in the spring and summer to avoid increased cost of completing them during the late fall and winter.

- There is no way to eliminate disruption to usage of the beach while nourishment is underway - this needs to be universally understood.
 - The Town will pre-emptively work with rental agencies so they are aware of the project schedule, including where nourishment will be occurring at any given time. This is no different than in 2017.
- Real Estate Taxes
 - Dare County has completed its reassessment of property values.
 - Overall, assessments went up 16% within the Town's limits.
 - The Town plans to pursue a revenue-neutral approach to taxes. Lower tax rates on higher property values yielding the same revenue as before.
 - Estimates the tax rate will be around 19.5 cents per \$100 of assessed value.
- Lifeguard Stations in Carolina Dunes
 - The Town remains committed to having two lifeguard stations on the beach within Carolina Dunes.
 - Specific location of the stands may change a little, but, generally speaking, will be within 50 feet of their previous locations on Widgeon and Sprigtail.
- CAMA Land Usage Plans
 - This plan is required by the State of NC and CAMA for all coastal communities. The final plan will be used as a guideline for future development within the Town. The plan is not a set of specific development projects that are funded by the Town Council.
 - Planned meeting has been delayed until after restrictions on social distancing for COVID-19 are lifted.
- Spring Bulk Pick-up
 - Once re-entry to the County is granted to non-resident property owners, the Town will schedule a new date.
- Comprehensive Pedestrian Plan
 - Town is working on planning Phase 4.
 - Will cover the West side of NC-12 between Sunset Grill & the Resort Realty building.
 - The Town has received grant funding for this phase of the project.
 - The Town anticipates completing Phase 4 in 2021.
 - The Town is currently working with permitting agencies to obtain permission to, as part of Phase 4, install a living shoreline in that area to prevent flooding of NC-12.
 - North Carolina Department of Water Resources is pushing back on this idea.
 - Town is countering that pushback. A bulkhead approach would also work, but is more damaging to the environment, less visually appealing, etc.
- Mid-Currituck Bridge
 - No recent updates. NCDOT is working with Southern Environmental Law Center to settle their current lawsuit.
 - NCDOT is on-record telling the Town Council that NCDOT anticipates work beginning in the next couple of years.
 - To kill the project would require an Act on the part of the NC State Legislature. That's not likely to happen.
- Rodents
 - The Town has received a handful of calls regarding rodents.
 - All calls have originated from residential owners. No business owners have called the Town about it.
 - The Town is limited in what they can do. Current focus is through enforcing nuisance ordinances related to trash / debris issues that may contribute to infestation.

- For private owners, the main solution is private pest control.

Second Item of Business: Election of Board Members

- Request for Nominations from the Floor:
 - There were no additional candidates for board members / officers.
- Motion to re-elect existing CDA Board Officers & Members (from Mickey Chohany)
 - Seconded by Margurite LeBlanc
- All Yay's, zero No's
- Motion to re-elect CDA Board Officers & Members passes.

Third Item of Business: Financial Review

- Revenue: \$24,581
- Expenses: \$19,883
- New Equipment Added:
 - Sound Community Lot
 - Well
 - Irrigation System
 - Electrical Service
 - Sprigtail Community Lot
 - Storage Shed
- Reconciled Bank Balance as-of 2019-12-31: \$46,911

Fourth Item of Business: Miscellaneous Items

- Survey Question from CDA President:
 - Should we continue to have the local Boy Scouts place used Christmas Trees at the toe of the dune to help trap sand?
 - Question raised regarding whether the trees are effective at trapping sand.
 - Generally, the community felt it was better than nothing, but needed to be monitored to ensure it doesn't become an eyesore.
 - Question raised regarding whether the trees provide a food source / nesting area for rodents.
 - It is unknown whether the trees provide a food source or nesting area for rodents.
 - General consensus was to continue, but monitor.
- Communications
 - Email Listserv has been the traditional way of communicating within the community.
 - Question raised regarding the use of private Facebook groups, Google Groups, WhatsApp, Twitter, etc.
 - Andrew Blunck will send out an email to community members asking for volunteers to participate in a discussion on how both the Board and the Community communicate.
 - Recommendations to be provided back to the Board for what changes, if any, might be made.
- Shower on Middle Beach Access Walkway (Between Canvasback and Wood Duck)
 - Many thanks to the Hatch's who allowed the community to tap into their well to provide water for the showers.
 - Question raised regarding whether there is a concern using well water for the shower & whether it should be periodically tested.
 - The Board will investigate placing a warning sign on the shower advising the water is well water and not County water.

- The Board will also look into the possibility & cost of testing the water on a periodic basis.
- Soundfront Lot Improvements
 - Question raised regarding whether the improvements made put us at a larger risk for those seeking public access.
 - It is a concern. The more attractive & visible it is, the more outside people may want to use it.
 - This is mitigated in part by the fact that there is no parking signs along the entirety of NC-12, and also along all the streets in the community.
- Sprigtail Lot
 - What would we like to do on the lot in the future? Please provide ideas to the Board.
- Trash Collection
 - The in-season collection schedule will begin on May 1.
 - Replacement trash cans are still available through the Town for as long as the budget for that program lasts. Demand exceeds supply, so if you need a replacement can, don't wait to make the request.
 - Question raised regarding whether a vendor could be contracted by CDA to roll the cans back to the houses after each collection day so as to improve the community aesthetically.
 - The Board has investigated this option several times over the last several years. Each time it was looked at, the cost was prohibitively high.

Fifth Item of Business: General Questions from the Community

- A community member proposed planning specific days during the year where the community, as a whole, can come together & work on community projects.
 - It was noted that many community-maintenance items are handled on an ad-hoc basis by Ron, Chris, or Andrew & the community expressed an interest in trying to share that load of work.
 - The Board requests any ideas on what could be worked on, times of year, etc, to be submitted via email to board@carolinadunes.org.
- "How does the existing lawsuit against the Sand Dollar Shores community in south of Duck regarding public beach access affect Carolina Dunes?"
 - The current ruling has been appealed.
 - Anecdotally, the subdivision maps for most communities around Duck all have very similar language that describe the access points as "Public Access," including those for CDA.
 - County records accepting the plans make note of accepting the plans but the County not taking any action to maintain or enforce those accesses.
 - CDA is definitely exposed.
 - We have similar subdivision plans calling our access points "Public Access"
 - The community lot on Sprigtail is labelled as "Public Parking" on the subdivision plan
 - The parking restrictions along NC-12 and our community roads will help mitigate public use of our access points, though.

Meeting was Adjourned at 12:15pm.

Submitted,

Andrew Blunck
CDA Secretary & Webmaster