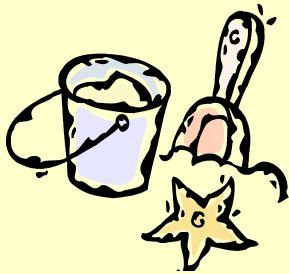


The Currituck Club Chronicles

Newsletter Summer 2010
Volume 1, Issue 2

Brought to you by the Communications Committee
Emma Lopo-Sullivan, Chair Maxine Margolis, Secretary & Editor



Board of Directors 2010

Barney Ottinger
President

Jim Mirto
Vice President, ACC Chair,
Golf Club Liaison

Steve Sachs
Treasurer
Contracts Chair

Maxine Margolis
Secretary

Dave Stanford
Strategic Planning Chair

Richard Green
Contracts Chair

Board Meetings
2nd Friday of the month
9:00am - 12:00pm
Club House Board Room

The Currituck Club
Security
(252) 599-2380

Fitness Center
(252) 457 6472
8 a.m. - 8 p.m.

Pools are currently opened and
will close Labor Day Weekend

Trolleys are now in operation,
and will end Labor Day w/
operation during the annual
Homeowners' Meeting

Message From Our President:

From Barney Ottinger:

Greetings from the Outer Banks of NC!

As I write this we are about forty five days from Fall and halfway through the vacation season. It has been quite warm for the most part and at times dry. The rental companies all report increases in rentals and for some they are sold out from the middle of July until the end of August.

Our guest services provider reports that in '09 average occupancy was 75%. This year to date is 88%. The pool parties have been very well attended. I'm sure most know that the trolleys have been packed.

The wristband program was implemented smoothly and has continued to function smoothly. Guest services and the rental companies are to be commended for their efforts. The Board will be reviewing the program at the end of the year to see if we obtained value for the money invested and determine if it should go forward.

Collection of assessments has been a focus of the Board and the wristband program was part of that effort. The Board is denying use of amenities, placing liens, and making preparations to take badly delinquent properties to sheriff's sale. *Cont. pg 2*

"The transition to the wristband system has been smooth due in great part to the ever helpful Currituck staff which is always available to our staff, and we have not received negative feedback from the guests about the new system. Paramount Destinations anticipates continued success in 2011 with the continued cooperation of the Currituck Club staff and Board. Thank you." Sara Kristof, Paramount Destinations



Corolla Events



Bunker's Grill
Open daily for lunch
11 a.m.-4 p.m.
Dinner on Mondays
5:30 p.m.-8 p.m.
Private rooms available for small or
large gatherings. For a fabulous
wedding event please contact
Sarah Albrite
Sarah.Albrite@ourclub.com

Around Town

Every Wednesday throughout Fall!

Whalehead Club Wednesday Wine Festivals

Start Date: September 1, 2010

Time: 3:00 p.m. - 7:00 p.m.

The Whalehead Club at Currituck
Heritage Park

Enjoy a Wednesday afternoon of
wine tasting and entertainment
under the tents on the north lawn of
the
Whalehead Club.

With your \$20 admission adults can
sample wines from North Carolina
and around the world; keep your
souvenir glass; listen to popular local
musical artists perform on the stage;
sample food from local vendors.

Children are also welcome at no
charge. Free parking,

Bring your pets on a leash.

Every Wednesday throughout the
Fall.



This summer try something new during
your summer vacation. How about
experiencing some of the fine wines
OBX has to offer.

Martin Orchard & Vineyard's is a family
owned orchard & winery. In the orchard
visitors can pick peaches, apples, grapes
and pumpkins (in season). The phone
number is (252)429 3542.

Cont. from pg.1.....

The Board has put a Conflict of Interest policy in place to which all Board members are expected to adhere. An anti-fraud policy and a disaster recovery plan are in the works.

Our service vendors Adlam Management, Cape Management, Total Professional Care, and Lighthouse Resort Services continue to perform at high levels.

A major focus of the Board from now through 2011 will be the transition of TCC assets and common property from the developer to TCCPOA and the members. This will be a challenging time. The Board attorney is preparing a document that spells out the developer's obligations, our obligations and rights, and the process which will guide the Board and the Strategic Planning Committee through the transition. There are significant financial implications to the members going forward in the operation of TCC and we will strive to spell them out, along with a plan of how to handle them.

The Annual Owners Meeting is coming up October 8, 9, 10. Please plan to attend. This is your opportunity to meet your neighbors, ask questions about TCC, and share your thoughts. There will be many events planned and you will receive notice of them soon. Financial reports through July show net income 10.58% above budget, operating expenses 9.81% below budget, and receivables (assessments) at \$48k after a budgeted \$51k allowance for bad debt. This does not include \$121k recently added to collectibles from assessments sent to a developer who has not paid for lots owned and who had not been assessed previously.

I urge you to go to the website to see the full financial report and other important information concerning TCC.

***Respectfully Yours,
Barney Ottinger
TCCPOA President***

National Fire Protection Association Firewise Communities program automatically renewed. The Currituck Club Firewise Communities/USA designation June 11, 2010. The Task Force will continue to report its activities to NFPA Firewise Communities to ensure that our status as a Firewise Communities/USA community is maintained. Application for a 2010 Firewise Communities/USA Grant was made in early 2010. That application has not been approved as of yet. We are told that the Federal and State agencies managing the grants have modified the grant program and have not fully launched the new, improved, process. Our State Firewise Coordinator is confident that the grant will be approved but unsure when. Once revisions have been made to the Plan it will be presented to The Currituck Club Property Owners Association Board of Directors for authorization to proceed. The Villages at Ocean Hill received their Firewise Communities/USA designation early 2010 resulting in a total of three such communities in Currituck County.

Audit and Nominations Committee Report

Leslie Sydnor - Chair

The Audit and Nominations Committee, a committee required by the by-laws, recommended to the Board two candidates with excellent credentials, Steve Sachs and Richard Green. Both were elected to serve.

Richard Green, who lives full time in TCC, has a background in manufacturing. His firm had over 1500 employees in five states. His job included salary and benefits negotiations with unions.

Steve Sachs, who lives in Nags Head and owns and rents a condominium in WSR, has extensive experience in finance and on contracts. As Treasurer for the WSRPOA he implemented contract negotiations that led to reduced expenses.

These two businessmen, one a renter, the other a full time TCC resident, will add significantly to TCCPOA.

The Nominating and Audit Committee, Leslie Sydnor, Barney Ottinger, Mike Baselice, and David Stanford urge you to get acquainted with Steve Sachs and Richard Green.

The Nominations Committee is currently looking for names of interested homeowners to run for the 2011 TCCPOA Board. Please contact Leslie Sydnor, tccpoa@comcast.net for more information. The Board welcomes any interested homeowner to run.

**Richard Green, a member of the Audit and Nominations Committee did not participate in vetting of any candidates.*

"The only thing that I would add is that while I have a few positive comments about the wristbands (especially from guests who have stayed at Corolla Light before) I have not heard one single negative. I have also heard that guests are very pleased about the pool parties. Thank you.

Bill Koebernick , Village Realty



SAVE THE DATE

**TCCPOA
Annual Homeowners
Weekend**

**Friday, October 8, 2010 -
Sunday, October 10, 2010**

**Come meet your
neighbors and make new
friends!**



THE CURRITUCK CLUB PROPERTY OWNERS ASSOCIATION
2010 COMMITTEES



We're on the Web!
www.currituckclubobx.org

Committee Volunteers
needed, please contact us if
you are interested in serving
on a committee.
tccpoa@comcast.net

Finance Committee:

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

Architectural Control Committee:

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

Recreation & Maintenance Committee:

Peggy Ward

Audit & Nominations Committee:

Leslie Sydnor, Chair
Barney Ottinger

Contract Negotiations Committee:

Steve Sachs & Richard Green Co-Chairs

Strategic Planning Committee:

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

Communications Committee:

Emma Lopo-Sullivan, Chair

Maxine Margolis

Golf Committee:

Jim Mirto
Mike Severn
Iris Shuk
John Wooten
Mike Terry

Firewise Committee:

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

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

We're on the web!
www.currituckclubobx.org

