

DEC 22 2009
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December 10, 2009

Port Trinitie Association
P.O. Box 1674
Kill Devil Hills, NC 27948
www.port-trinitie.org

Dear Port Trinitie Owners:

On Saturday, November 14, 2009 our annual meeting took place at the Hampton Inn, Corolla, NC. The Board of Directors meeting was held from 9:00 am until 1:00 pm.

Board members present were:

Roy McLeod	Janet White
Marshal Talton	Margaret La Rosa
Deena Douglas	Susan Keith
Noret Dovel	Dan Tully
Chuck Harris	

Other association members present during the Board meeting were: Diane Kidwell, Libby Talton, Jim White, Nancy and Richard Cecil, Meg and Michael Gieseke-Smith, Dick Dovel, Van and Suzie Vandevender, David and Carol Stark, and our property manager, Sue Braun.

Following a buffet luncheon from 1:00 pm to 2:00 pm, the general meeting began. In addition to the above, following are other association members that attended this years meeting: Charlotte March, Kitty Tully, Mike Stevens, Joe Bowman, Phil and Carol Comstock, Bruce and Bonnie Gordon, Chris Cobb and Melody Barrett.

President Roy McLeod opened the meeting and stated that the house rep meeting would take place January 16, 2010 and the next Board meeting would be held on March 13, 2010. Roy then announced the new officers for this fiscal year. They are: Marshal Talton, President, Chuck Harris, Vice-President, Deena Douglas, Treasurer and Janet White, Secretary. Roy thanked all of our past officers for their many years of service and contributions to Port Trinitie.

Phil Comstock, owner of condominium #413, was given some time to address a very costly issue that happened to his condominium in May of this year. Phil stated that the water line to his refrigerator leaked during an unoccupied period of time and caused over \$100,000.00 in damages. Our present insurance does not cover this type of claim. Roy McLeod stated that the Board has discussed our insurance coverage and that we will have professional inspections for each of the condominiums in an effort to qualify for broad coverage hazard insurance. In the meantime, refrigerator and washing machine hoses have been inspected and replaced in many of the condominiums.

Roy then reviewed this past year's accomplishments. Our handicap ramp was completed, a new water meter and related plumbing were installed to provide water to the ocean side pool and the Town of Duck donated and installed sand fences on the east side of the dunes. Living Oaks will continue to provide us with landscaping services. Casncals Pools will continue to maintain our two community pools. We will look for additional bids for our community services. Some items to be done this coming year are pot hole repairs on Quarterdeck Drive, and posts and rope installation on Trinitie Drive from the tennis courts to the Villas and from the Skipjacks to the first driveway east to prevent driving on drain fields and septic tanks. We are also reserving funds for the resurfacing of our roads that will take place in three to five years.

Marshal Talton, our new President, stated that monthly Association fees will be \$120.00 for houses (PTHOA) and \$165.00 for condominiums (PTA) beginning January 1, 2010.

Roy McLeod discussed our MOA. At the September Board meeting, Jim Vasoti spoke and expressed some concerns with the present MOA. Roy stated that our attorney felt it was a reasonable solution for Port Trinitie operations. Deena Douglas then showed a slide presentation explaining the MOA. Please refer to our website, www.port-trinitie.org to see the MOA brief.

Following the presentation, Roy gave a special thank you to Don Hale for creating and maintaining our website at Don's expense. Roy also thanked Diane Kidwell for her many years of service taking care of our insurance needs and Don Witosky for his excellent work as our treasurer.

Everyone present thanked Roy McLeod for a great meeting and we adjourned at 3:15 pm.

Our many thanks to all that attended this year's meeting.
Happy Holidays!

Sincerely,



Sue J. Braun for Marshal Talton, President
Port Trinitie Association

Enclosures-

Per Marshal Talton, the 2010 rotation calendar to include Units 4 and 11
Financial Statements