

WALNUT ISLAND PROPERTY OWNERS ASSOCIATION, INC.

109 Faris Drive, P. O. Box 273, Grandy, North Carolina 27939

Email: wipoa11@gmail.com Website: wipoagrandync.com

BOARD OF DIRECTORS MEETING MINUTES:

Date: August 8, 2026 @9:30 a.m.

QUARTERLY PROPERTY OWNERS MEETING

Location: 109 Faris Drive, Grandy, NC 27939

Order of Business (per Exhibit A of the WIPOA By-laws)

1. President Barry Nelms: Call Meeting to Order 9:35 a.m.
2. Vice President Len Murray: Invocation & Pledge to the Flag
3. Vice President Len Murray: Benevolence
Petra Watson's husband (Dick) is in the hospital in serious condition. Len to send out card.
4. President Barry Nelms: Role Call
 - Barry Nelms, Len Murray, Carol Ann Small, Teresa Howard, Fred Michael (absent), Donna Nelms, Clayton Small
5. Secretary Carol Ann Small: Request approval of July 11, 2026 Meeting Minutes
- All in favor
6. Treasurer Teresa Howard: Present Treasurer's Report July 2026 and Fiscal Year Budget.
Request Approval Treasurer's report was not printed for meeting. Teresa read verbal report. Agreed that draft report emailed August 7th would serve as final report. - All in favor.
7. Secretary Carol Ann Small: Reads Member Correspondence
 - (add to new business; addressed in new business)
8. President Barry Nelms: Review of Carried Unfinished/Deferred Business. Business deferred to September meeting to allow for Property Owners in Good Standing to make comments.
9. President Barry Nelms: New Business

10. President Barry Nelms: **Property Owner Comments**

11. Benediction and Adjournment

Meeting Business:

I. President : Barry Nelms

- With the new Board of Directors elected in May 2026, we are excited to share that positive changes are underway. The Board is committed to upholding the Association's mission statement while working to unite and strengthen our community.
- We are fortunate to have seven strong and committed Board Members serving the Association and several volunteer committee members from our community.
- Patricia Watson has stepped down from her position, and we wish her all the best. With her departure, the position of Treasurer became vacant. Pursuant to Article VIII, Section 2 of the Association By-laws, the vacancy was filled by a majority vote of the directors for the remainder of the unexpired term. Teresa Howard, Assistant Treasurer, was voted in as Treasurer. Thank you for serving Teresa !! Teresa's term will expire at the May 2027 Property Owner's Meeting.
- As a result of that vote, Teresa Howard's position as Board Member Director became vacant. Pursuant to Article VIII, Section 2 of the Association By-laws, that vacancy was also filled by majority vote of directors. Clayton Small, a member of the Financial Review Committee, was nominated and voted in to fill the unexpired term of Board Member Director. Thank you for serving Clay !! Clayton's term will expire at the May 2028 Property Owner's Meeting.

INTRODUCTION:

President: Barry Nelms

Vice President: Len Murray

Secretary: Carol Ann Small

Treasurer: Teresa Howard

Board Member Director: Fred Michael

Board Member Director: Donna Nelms

Board Member Director: Clayton Small

II. Announcement of Volunteer Committee Members: Secretary, Carol Ann Small

- We are excited to announce our Committees and Committee volunteers. We are seeking Volunteers for some open positions. The Secretary has a volunteer sign up sheet if you are interested in volunteering please see Carol Ann before you exit today.

III. Chairperson of the Financial Review Committee : Barry Nelms

- The Financial Review Committee, which is required in the By-laws, was established.
- Two policies have been approved by the Board:
 1. Expenditure Request for Review and Approval: With this procedure in place all expenditures and renewals are being reviewed prior to payments being made. We are shopping for better products and better pricing for our membership. Budgets are being submitted from departments so we can focus on what's important to our membership.
 2. Investment Policy: The Financial Review Committee has performed due diligence and we are investing in short term FDIC secured CDs to make our membership funds work for you.

IV. Chairperson of the Membership, Nominating, Meetings, Elections, and Voting Committee: Carol Ann Small

- The Nominating Committee, which is required in the By-laws, was established.
- We are excited to announce Committee Member Susie Sullivan Rainwater as Director of Nominations!
 1. A Standard Operating Procedure has been put in action: Voting and Absentee Ballot Deadlines, Dates, and Tasks.
 2. The procedure is governed by the WIPOA By-laws & Rules dated 5/14/22. Clear and concise correspondence to Members in Good Standing will begin in February 2027. With the updated procedure property owners will receive timely information, nominating forms, and voting ballots.
 3. Standard Operating Procedure: Meeting Frequency. The Board of Directors listened to the concerns of the property owners who requested that the membership meet on a quarterly basis instead of monthly meeting. Members in Good Standing are invited to attend Board Meetings on a quarterly basis in May, August, November, and February. During these quarterly meetings, Members in Good Standing may provide orderly comments and present ideas.

All property owners attending the meeting agreed on the quarterly schedule.

**V. Co-Chairpersons of the Community Improvement Committee:
Fred Michael and Donna Nelms**

- We are excited to announce Committee Member Donna Shepard as Director of Community Maintenance and Beautification! Donna will be working directly with the community and reporting to the Community Improvement Committee so that your voice can be heard.
- We are excited to announce Committee Member Tom Weaver as Director of Activities! Tom will be working to bring back community events. Some of his ideas are: yard sales, line dancing lessons, bingo, and corn hole tournaments.
- The Committee has reviewed all correspondence received from the property owners and has taken action.
- The Committee has visited the areas that have been brought to our attention. Members have been notified that we are reviewing their concerns.
- A budget has been approved to begin working to address the road issues.
- Property owners are encouraged to file “Citizen Complaint for Violation” online at: <https://currituckcountync.gov/planning-community-development/code-violations-compliance/citizen-online-complaint/> Anonymous complaints are allowed.
- The Association Board of Directors has no authorization to act on property owner complaints.

**VI. Co-Chairpersons of the Ways and Means Committee:
Len Murray and Fred Michael**

- The Ways and Means Committee is exploring ways to support different projects and ideas. Their main focus is to uphold the Associations Mission Statement: The mission of this Corporation is to unify the community, protect and advance property values, maintain compliance with Restrictive Covenants of record and further develop the community in its own best interest.
- We are excited to announce Ways and Means committee member Ann Porter as Director of Community Enhancement!

Ann will be active in recommending ideas to enhance community aesthetics, including beautification, landscaping, signage, lighting, common areas, entrances, and the general appearance of the neighborhood. Ann will educate on the importance of maintaining property values.

VII. Co-Chairpersons of the Fees, Assessments, Remedies, and Fiscal Management Committee: Teresa Howard and Carol Ann Small

- The Committee is working to validate procedures and budgets that are in place to ensure Assessments levied on behalf of the Association shall be used exclusively for the purpose of: (1) enhancing the natural environment, appearance, and beauty of WI Estates; (2)

promoting the health, recreation, safety, and general welfare of the residents of WI Estates; and (3) maintaining, repairing, and renovating the common areas of WI Estates set aside on private roadways, or easements.

- Payments can be made online on our website wipoagrandync.com, by postal mail to PO Box 273, Grandy NC, or placed in our secure lock box located at 109 Faris Dr, Grandy. Contact is wipoa11@gmail.com. (If you are not seeing our new logo and information refresh your website page).

VIII. Chairperson of the Association Website Committee. Information Security, Technology Security, and Building & Property Security: Carol Ann Small. Co-Chairperson of Building & Property Security: Fred Michael

- The Committee has launched several new policies and programs that ensure the Association Property Owner's information is safe and secure.
 1. The Board of Directors approved the Information Security, Technology Security, and Building & Property Security policy that logs and limits access. Our online technology has been reviewed for security to ensure your online activities are safe. Under North Carolina Nonprofit Corporation Act - Chapter 55A, membership lists and membership information has been safeguarded.
 2. Our website and facebook are being updated to enhance Walnut Island. We offer a robust online payment option. If you have a property listed for sale contact wipoa11@gmail.com. (If you are not seeing our new logo and information refresh your website page).
 3. The FaceBook forum is for property owners in good standing to post updates, share friendly comments, and communicate with one another as neighbors, as well as with the Board of Directors. We welcome comments.

IX. Chairperson of the Restrictive Covenants, Canals, and Waterways: Clayton Small

- A summary has been prepared for presentation. Water Department Calculations.

X. New Business: President Barry Nelms will take Property Owner Comments:

President, Barry Nelms discussed thoughts on leasing a boat ramp from the county

Secretary, Carol Ann Small requested volunteers for the Board committees

PROPERTY OWNER COMMENTS:

1. Future of the Association? - Property Owner felt his question was addressed during the presentation.
2. Wants to be able to read the By-Laws. - Provided Property owner with website link.

3. Concerned that new Board is trying to eliminate campers. - Assured Property Owner there has been no discussion about this item
4. Membership ? - Per the Bylaws each owner of separately deeded property is entitled to 1 vote per property. Membership only Rights and Privileges are available to dues paying members in good standing.
5. Decisions by board being made without all information. - The Board and Committees are meeting regularly and reporting to the Property Owners monthly on the website and quarterly at the Property Owners community meetings.
6. Are you petitioning the removal of camper sites? - Assured Property Owner there has been no discussion about this item

Board Member Contact: wipoa11@gmail.com

Next Meeting Property Owners: November 14, 2026 @9:30am 109 Faris Drive, Grandy NC 27939

References for Compliance with Policy and Procedures:

- 2026_07 Expenditure Request for Review and Approval Procedure
- 2026_07 Investment Policy
- 2026_07 Walnut Island Property Owners Association Bank Account Authorization Resolution
- 2026_07 Information Security, Technology Security, and Building & Property Security Policy
- 2026-07 Standard Operating Procedure: Meeting Frequency
- 2026_07 Standard Operating Procedure: Voting and Absentee Ballot Deadlines, Dates, and Tasks
- 2026_07 Building & Property Security — Authorized Access Sheet
- 2026_07 Building & Property Security — Authorized Access Sheet - Post Office Box
- 2026_07 Building & Property Security — Authorized Access Sheet - Lock Box

Meeting adjourned: 11:06am

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