



CURRENT OSPOA VENDORS

On March 19 we distributed a Survey of Owners concerning the postponed Annual Meeting. As part of that survey there was a question about the vendors servicing Ocean Sands Property Owners Association. We wanted to know which vendors you would like to hear from at the meeting, and perhaps, question their performance.

A surprisingly large number of owners responded that they were not aware of the vendors contracted to OSPOA. Or who they might be and what services they perform. OSPOA spends over \$500,000 a year, most of which goes for vendor services. We think everyone should know the names of the major vendors and what they do for OSPOA. The below list is based on the descending size of their annual contract. There are other smaller contracts and occasional spot vendors not included.

Signature Touch (ST) is the professional community manager for OSPOA. They perform all administrative duties such as bookkeeping, invoice payments, dues

billing and collections, hire and manage other contractors, and site management as well as handle your phone calls on problems in Ocean Sands. Signature Touch is headquartered in Kill Devil Hills. It is owned and operated by Marty and Kathy Regan who live in Monterey Shores, just north of Ocean Sands. They manage 22 other HOA/POA associations on the Outer Banks. Contact ST at 252-441-8857

Centurion Security Services is owned and operated by Robert DeFazio Jr., a resident of Ocean Sands. Centurion is a NC PPS licensed and insured security guard and patrol service. They have had the OSPOA contract since 2015. They patrol the entire community with one vehicle daily from 4:00 pm to Midnight year-round. Centurion also provides security for Buck Island, Martins Point and Monterey Pines. To report suspicious activity call 252-615-0952. In an emergency, dial 911 for the Currituck Sherriff.

MNA Landscaping is owned and operated by Mike and Angela Weiler. They are residents of Ocean Sands. MNA is responsible for the landscaping in the 5 entryways, trash pickup, trimming all paths and mowing in the common areas. They also remove the build-up of sand on the Dune Crossovers. Contact Signature Touch for any comments or needs in these areas.

Coastland Corporation is owned by James Johnson Jr. It is headquartered in Virginia Beach and is the Developer of Ocean Sands dating back to 1969. Coastland has taken a Management or Administrative Fee continuously since 1973, currently in the amount of \$44,000 annually. At prior Annual Meetings, Coastland representatives have been unable or unwilling to describe or explain *any* management services performed for this fee.

Villamil Construction LLC is the local firm contracted to perform Dune Crossover and boardwalk repairs and modifications. Over the past 20 months they have significantly lowered 12 Dune Crossovers. These are the ones that could be changed under County and CAMA regulations. NC Coastal Management (CAMA) regulations would not permit the lowering of the other 7 Dune Crossovers. ST inspects the boardwalks weekly and fixes popped nails and does other minor repairs.

Big Blue is the trashcan rollback service owned by Robert DeFazio Jr. Owners and renters are responsible for rolling garbage cans to the road for pick up every Wednesday and Saturday in season and Wednesdays in the off season. This company returns empty trashcans to their usual resting place at each house sometime during the afternoon of pickup. This service was expanded to year around in 2019 at the request of non-resident property owners.

Arrow Surface Engineering is located in Ohio. It is a road construction company that fills cracks and potholes and provides seal coating on all roads within Ocean Sands. This is done on a rotational basis addressing approximately 27-30% of the roads annually.

Johnson, Mizelle, Straub, & Murphy, LLP is the new auditor for OSPOA. They have operated out of Kitty Hawk since 1973. Starting with the fiscal year 2019 they will perform our annual audit as required by law. This is the first change in auditors in 11 years. The results will be posted on our web site when available and discussed at the Annual Meeting on October 11.

BAY DISPOSAL is the trash management, waste disposal, junk removal and recycling services provider for all of Corolla. They are hired by Currituck County, not OSPOA. You pay for this in your county taxes rather than your POA dues. They also do bulk trash pick-ups upon phone request. Bay Disposal handles many Outer Banks communities and can be reached at (252) 491-5105

If you have vendor-related issues, ST should be your first point of contact. Obviously, if there is suspicious activity, contact Centurion, and if you need bulk pick-up, contact Bay Disposal. If you have any questions about the above firms and services, please reply. Also reply if there is a particular vendor(s) you would like to hear from at the Annual Meeting.

The Governance Committee

Al, Rick, Jeanne, Chris, Greg, Jim, Robert and Dennis