

## Toni Woodward

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**From:** Wes Haskett <whaskett@southernshores-nc.gov>  
**Sent:** Wednesday, August 7, 2024 2:13 PM  
**To:** Phillip Hornthal; David Kole  
**Subject:** FW: False Pre-Tense Real Estate Scam Involving Southern Shores Employees and Outer Banks Realty Group  
**Attachments:** Records Request #17 Bundle 1.pdf

**>>Warning! The source of this email is from outside of the firm.<<**

FYI below and attached.

Wes Haskett  
Deputy Town Manager/Planning Director  
Town of Southern Shores  
(252) 261-2394 (ph)  
(252) 255-0876 (fx)  
[www.southernshores-nc.gov](http://www.southernshores-nc.gov)



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**From:** Anthony Mina <chestercountylawn@yahoo.com>  
**Sent:** Wednesday, August 7, 2024 1:55 PM  
**To:** Wes Haskett <whaskett@southernshores-nc.gov>; Cliff Ogburn <cogburn@southernshores-nc.gov>; Jim outerbanksrealtygroup.com <jim@outerbanksrealtygroup.com>; Alan outerbanksrealtygroup.com <alan@outerbanksrealtygroup.com>; info@southernshores-nc.gov  
**Cc:** council@southernshores-nc.gov; council@southernshores-nc.gov; Planning Board <PlanningBoard@southernshores-nc.gov>; Planning Board <PlanningBoard@southernshores-nc.gov>; Elizabeth Morey <emorey@southernshores-nc.gov>; Mark Batenic <mbatenic@southernshores-nc.gov>; Matt Neal <mneal@southernshores-nc.gov>; Paula Sherlock <psherlock@southernshores-nc.gov>; Robert Neilson <rnelson@southernshores-nc.gov>  
**Subject:** False Pre-Tense Real Estate Scam Involving Southern Shores Employees and Outer Banks Realty Group

Dear Outer Banks Realty Group and Southern Shores,

I am writing you as a professional courtesy to inform you that my investigation into the sale of 75 E. Dogwood Trail to me and Jennifer Franz has concluded that there is a criminal conspiracy involving Southern Shores and Outer Banks Realty Group, including a false pretense real estate scam.

-Southern Shores has never once stated that a subdivision at 75 E Dogwood Trail is possible based on the lot records which Linda Lauby has documented in the March 6, 1997 survey which was included with the listing Jim Monroe created.

-Southern Shores may have sent an email indicating the lot subdivision was possible based on "the description", but the description Jim Monroe provided obviously did not describe 75 E. Dogwood Trail

because Wes Haskett has never once indicated that a subdivision was possible at 75 E Dogwood Trail, under any circumstances.

-Southern Shores public records response indicates that Jim Monroe was expected "to draw up a conceptual plan of the 75 E Dogwood Trail sub-division plan for Wes Haskett to review and discuss further" but Southern Shores records indicate Jim Monroe did not comply with Wes Haskett's needs to determine if the lot sub-division was possible.

-Not only did Wes Haskett refuse to tell me about the June 6, 2023 proposed zoning amendment for the entire month of May, 2023 until June 1, 2023, when asked zoning questions 5 times pertaining to the 75 E Dogwood Trail Subdivision, Outer Banks Realty Group negotiated an additional \$75,000 from me for a lot claimed to be potentially sub-dividable during the month of May, 2023.

-Wes Haskett falsified records on May 21, 2024 to me, Police Chief Kole and Mayor Morey claiming to have met notification requirements to make the June 6, 2023 Amendment by deleting Town Code Sec. 36-414(b) requiring posted notice at effected properties. Wes Haskett and Cliff Ogburn also conspired to claim North Carolina Article 6 ss 160D-601 Notification requirements governing AMENDMENTS TO DEVELOPMENT REGULATIONS applied to their ZONING AMENDMENT when they were aware of the notification requirements of AMENDMENTS TO A ZONING REGULATION provided at Article 6 ss 160D-602. Falsifying records to conceal a crime violates North Carolina crimes codes (and even Donald Trump gets his day in court for allegedly falsifying records).

1) Southern Shores and Outer Banks Realty Group has the option of taking the legal route to correct these problems, which includes police reports being filed against Wes Haskett, Cliff Ogburn and Outer Banks Realty Group on or before August 16, 2024, Outer Banks Realty Group being reported to the Association of Realtors for False Pre-Tense and a Federal Civil Rights Conspiracy Law suit being filed against Southern Shores and Outer Banks Realty Group in Federal Court.

2) Southern Shores and Outer Banks Realty Group also has the option of approving a lot subdivision plan I've already submitted but has been rejected with illegally adopted zoning codes adopted on June 6, 2023 or August 3, 2021 (Unenforceable Zoning Amendments made without meeting notification requirements). Southern Shores has until the end of the business day on August 9, 2024 to stop using unenforceable, illegally adopted zoning codes to prevent the 75 E Dogwood Trail lot sub division plans I've submitted. If a lot subdivision plan is approved, there no longer will be a false pre-tense real estate scam and criminal conspiracy worth filing a criminal complaint with law enforcement about and litigation to file in Federal Court. Southern Shores then may internally discipline their employees, as needed.

3) Southern Shores and/or Outer Banks Realty Group also has the option of providing me the \$75,000 that Outer Banks Realty Group negotiated from me as Wes Haskett was fraudulently withholding information regarding the proposed June 6, 2023 zoning amendment when asked zoning questions... At this time Southern Shores also was not complying with notification requirements, which included posted notice at the effected property. Southern Shores and/or Outer Banks Realty Group has until the end of the business day on August 9, 2024 to provide me \$75,000 if a lot sub-division is not approved. If \$75,000 is provided to me, there no longer will be a false pre-tense real estate scam and criminal conspiracy worth filing a criminal complaint with law enforcement about and litigation to file in Federal Court. Southern Shores then may internally discipline their employees, as needed.

Please be advised that the sole intention of this email is to correct these legal problems before my family, Outer Banks Realty Group and Southern Shores accrue any additional legal costs. Please also be advised that my family moved to Southern Shores, NC to comply with local, state and federal law but people enforcing these laws are calling me a nuisance in their inner circles because they aren't complying with their own laws and I'm asking questions. I've been advised by Philip Hornthal to consult with an attorney about my legal options. My legal options, stated in number 1,2 and 3 above are for Southern Shores and Outer Banks Realty Group to choose from. I bought 75 E Dogwood Trail to renovate the property, sub divide the lot and enjoy the beautiful town. I did not move to Southern Shores to show the side of me that can litigate claims in Federal Court as very powerful government employees that acted like they were more powerful than the laws they enforce find themselves looking for new jobs. Failure to respond to this email will result with Southern Shores and Outer Banks Realty Group choosing option 1.

Thank you,  
Anthony S Mina

----- Forwarded Message -----

**From:** Sheila Kane <[skane@southernshores-nc.gov](mailto:skane@southernshores-nc.gov)>  
**To:** Anthony Mina <[chestercountylawn@yahoo.com](mailto:chestercountylawn@yahoo.com)>  
**Sent:** Wednesday, August 7, 2024 at 11:31:19 AM EDT  
**Subject:** Public Records Request \_Anthony Mina 08.07.2024 (2)

Dear Mr. Mina:

On August 7, 2024 you filed a Request for Public Records from the Town of Southern Shores, specifically requesting:

- any and all records, including dates and phone numbers used to inform Outer Banks Realty and/or Linda Lauby that 75 E. Dogwood Trail was "potentially capable of being subdivided" and the subdivision "was possible, based on the size of the lot". Please provide all Southern Shores employees names who communicated to Linda Lauby and/or Outer Banks Realty about 75 E. Dogwood Trail.

This records request was previously provided to you on 7/16/24 as part of "Public Records Request 06.24.2024\_#17 Anthony Mina." I have attached the record again for your review.

Please feel free to contact me if you have further questions.

Sheila Kane, CMC, NCCMC

Town Clerk

Town of Southern Shores

5375 N Virginia Dare Trail

Southern Shores, NC 27949

(252) 261-2394 phone

(252) 255-0876 fax

[skane@southernshores-nc.gov](mailto:skane@southernshores-nc.gov)



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