

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday April 08, 2024, 5:30 PM

This will be a virtual

Meeting

Location: Virtual via Zoom

Any member is welcome to dial into the meeting, however all lines except for the Board of Directors will be muted until agenda item number 11

Joining the meeting

To connect to the Zoom meeting, select one of the following:

1. If you have the Zoom client installed, click on the link below to join the meeting:

<https://us02web.zoom.us/j/6094078890>

or

Launch the application and join meeting: 609 407 8890

2. If you do not have the Zoom application installed,

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3. You call also just call in from your phone to only participate via audio.

Dial 929-205-6099

Enter 609 407 8890 # # as the meeting number.

Agenda

1. Welcome - Neighbors and Town Council members.
2. Approve Agenda – Jack
3. Approval of prior meeting minutes
 - a) Approve meeting minutes from March 11, 2024 (see below)
4. Treasurer’s report - John
 - a) No April Update
5. ARB Submissions and pending items - John
 - a) 3 Alder LN – New Solar System – Approved
 - b) 40 Lagoon RD – New Detached Garage with Sleeping Quarters – Approved
 - c) 20 Sea Oak LN – Driveway Work – Approved
 - d) 1 Firethorn LN – New Pool – Approved
 - e) 1 Firethorn LN – Exterior Renovations – Approved
 - f) 4 Sea Oak LN – Tree Cutting in Dunes – Referred to Jack
 - g) 59 Pope AV – Side Hustle Brewing – New Sign – Approved
 - h) 1 South Forest Beach DR – Roof Color Change – Approved
 - i) 2 Sea Oak LN – Tree Removal – Referred to Jack
 - j) It’s Greek to Me – New Patio Cover – Under Review
 - k) 23 South Forest Beach DR – Sea Side Villas – Tree Removal/Parking Repairs – Under Review
 - l) 14 Myrtle LN – Completion Inspection - Approved
6. Covenants enforcement - John
 - a) 6 Laurel LN – Property Transfer
 - b) 3 Driftwood LN – Property Transfer
 - c) 21 Dune LN – Questions on ARB / Covenants
 - d) Tree Cutting in Dunes requested by 7 Juniper LN Owner – Stopped – Referred to Jack / Town
 - e) Question on Setbacks on Dove ST
7. Legal updates
 - a) Letter to owners for ARB violations
8. Committee updates
 - a) BCOLT compliance - Jack
 - I. Update from BCOLT walkthrough 11/15/23
 - II. Tier 1 - Adverse possession issues
 - III. Tier2 - Gray water dumping in dunes
 - IV. 10 Bayberry - mowing dunes
 - V. 6 Sea Oak - tree topping, brush clearing.
 - VI. 9 Juniper - tree topping, brush clearing.
 - b) LMO overlay Committee.
 - I. Beach Committee
 - a. Turtle trackers
 - ii. Forest Committee

- iii. Beach Parking
- iv. Golf Carts in Forest Beach
- v. LMO Changes related to Parking requirements and Sq Footage

c) Safety Committee

9. Unfinished Business

- a) Circle center
- b) Social Media

10. New business

- a) None

11. Membership comments (Limited to 3 minutes presentation)

12. Executive Session

- a) Board planning.

13. Action from Executive Session

14. Adjournment

The next meeting of the FBOA will be May 13, 2024, at 5:30 PM

FOREST BEACH OWNERS ASSOCIATION

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Minutes of the Meeting of the Board of Directors

March 11, 2024

Present: Amy Fee, Massimo Santangelo, Doug Felten, Matt Hardt, Jack Daly, Debbie Urato, John Snodgrass, Frank Roberts, Larry LaBanc, guests Robert Shephard (2 Capri Ln), Jim Cook, Mark Strom, Jamey Jameson, Ron Turner, Beth Petro, Lisa Roberts

The agenda was approved.

Minutes: The minutes were approved as corrected.

Financial Report: Dues receipts are slightly ahead of last year at this time. The report was approved as submitted.

ARB Report

- 221 Cordillo Pkwy – new home, revision, approved
- 135 Shell Midden Ln – completion inspection, approved
- 3 Alder Ln – new solar system, under review
- 5 Alder Ln – conservation easement work – trimming denied, boardwalk repairs approved
- 28 Dune Ln – pool renovations, approved

- 17 Pelican St – completion inspection, approved
- 14 Myrtle Ln – pool renovation, approved
- 1 Guscio Wy – new deck, approved
- 62 Dune Ln – new decking and fence, approved
- 1 SFB Dr – new gate house and entry gate, approved
- 6 Egret St – new pool, approved, mitigation required per the town for trees removed from the buffer without permission, they have agreed
- 29 Holloman Trace – new community beach path, new dune crossover, approved
- 10 Pelican St – driveway replacement, approved
- 40 Lagoon Rd – new detached garage w sleeping quarters, under review
- 20 Sea Oak Ln – driveway work, under review
- Metropolitan Hotel – completion inspection, approved, refund of compliance deposit
- 9 Dove St – completion inspection, approved
- 1 Firethorn Ln – tree removal, under review
- 8 Sandpiper St – tree removal, denial, referred to the town

Covenants Enforcement Report

- 48 Dune Ln – property transfer
- 38 Firethorn Ln – property transfer
- 125 Cordillo Pkwy – property transfer
- 6 Laurel Ln – property transfer
- 7 Cassina Ln – advertising 2 homes for rent on one lot, referred to the town
- 1 Dove St – property transfer
- 5 Myrtle Ln – fence and tree removal issues with neighbor
- 9 Cassina Ln – fire pit installed on conservation easement property, referred to legal
- 10 Sea Oak Ln – pavers installed on conservation easement property, referred to legal
- 9 Dogwood Ln – tree cutting on conservation easement property, referred to the town (Code Enforcement and Natural Resources), 6 pine trees larger than 4” diameter were topped without permission

Legal Report

- 9 Juniper – we are awaiting a formal comment from the property owner and a copy of the town violations
- 10 Bayberry – this issue is in Russell’s hands. John will follow up with him.
- 6 Sea Oak – the owners have alleged that they have a right of view easement. We have requested a copy of that agreement.

Committees Reports

- BCOLT compliance – see above
- Beach Committee – The newly formed Sea Turtle Patrol Auxiliary will replace Turtle Trackers in Forest Beach. This is a small group limited to 50 people who will work more closely with the Sea Turtle Patrol. Turtle Trackers will continue to operate and hopefully, the two organizations will work together. Turtle nesting season begins May 1st.
- Forest Committee – Amy, Jack, David Ames, TJ Jett (Natural Resources), Alex Pinckney, Missy Luick (head of the LMO subcommittee), Brian Eber and 2 other staff met. Every four years the town re-examines the LMO to determine what is working and what is not. Amy and Jack offered FBOA suggestions concerning gray water dumping in the dunes, more protection for live oaks, mitigation requirements (specific trees/shrubs), canopy and understory coverage. The town wants to bring consistency to the codes, but who at the town is responsible? Other issues were discussed: urban forestry planning, punishments that are deterrents (municipal fines to be re-examined as appropriate and enforceable). There have been a lot of property transfers and new owners are not aware of the island character and construction philosophy. David Ames is stepping down at the end of his term and has been a champion for FBOA. So, time is crucial for the LMO revisions.

The surveyor who marked the lot lines of the BCOLT property has been contacted to re-examine the property lines. There are 2 proposals: 1) survey again to determine all corners and mark the points with pipes if there are none (\$1500) and 2) a document and new map identifying grandfathered and new encroachments that were discovered in the annual BCOLT walkthrough (additional \$1000). Afterwards Chuck Perry (additional \$) would install the markers onto cement held posts. The last survey was done in 2009. The Board approved the motion to authorize \$2500 to survey the 35 acres, place rebar at the points and provide an updated survey map.

- Beach Parking – The town is still trying to bring back paid parking in the beach parking lot. The Community Services and Public Safety Committee is planning to meet on the 18th. Jack and his group met a second time with Josh Gruber and other town staff, voicing opposition to this plan. They identified members of the town subcommittee to contact individually. This plan is either not on the agenda for the meeting on the 18th or will be tabled. Since it is very close to the tourist season and the proposal will require 3 readings, paid parking will most likely not be implemented this year.
- LMO changes related to parking requirements and square footage – tabled for now
- Safety Committee – The members met again on Monday. They received an update on the bicycle paths. Massimo met Jamey Jameson (Go Jo Patrol), an outside security company, who will present his proposal to us in executive session.

Unfinished Business

- Circle Center – there is an anchor store in negotiation with the owners. Other businesses are signing long term leases.
- Social media – Veronica Muir continues to do a wonderful job with the FBOA Facebook page. There is a lot of participation.

New Business: FBOA received a letter from the SC Secretary of State stating that we have failed to submit an annual charitable organization disclaimer form. John completed that form and FBOA was deemed exempt from disclosure of information because we don't solicit donations from the general population.

Membership comments: David Little (224 Jacana) reported that the owners of 83 Dune Ln have combined their lot and the strand to increase the size of their property. This is in Sub II and we have no control over the covenants there.

The meeting was adjourned to executive session at 6:31 pm.

The Board emerged from executive session at 7:11 pm. There was no action taken and there will be more discussion next month, as there are questions to still be answered. The next meeting will be April 8.

The meeting was adjourned at 7:13 pm.

Our Vision

“Forest Beach is a beach village where we live, work, play, learn and worship in harmony with everyone, with respect for our neighbors and the natural environment.”

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