

# **FOREST BEACH OWNERS' ASSOCIATION, INC.**

## **AGENDA, Board of Directors meeting**

**Monday January 12, 2026, 5:30 PM**

**This will be a virtual (ZOOM) - Members**

**And in-person meeting – Board Members**

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

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### **Joining the meeting**

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

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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

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

you can launce Zoom from a browser, by clicking on the link below

<https://us02web.zoom.us/wc/join/6094078890>

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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.

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# Agenda

1. Roll call Board members and guests - Jack
2. Welcome - Neighbors and Town Council members. – Jack
3. Approve Agenda – jack
4. Approval of prior meeting minutes
  - a) Approve meeting minutes from December 08, 2025 – Jack
5. Treasurer's report - John
6. ARB Submissions and pending items – John
  - a) 21 Dune LN – Completion Inspection – Approved
  - b) 2 Cassina LN – Tree Removal – Referred to Town
  - c) 19 Sandpiper ST – Garage Enclosure – Approved
  - d) 1 Juniper LN – Completion Inspection – Approved
  - e) 10 Cassina LN – Conservation Easement Landscaping – Referred to Natural Resources & Town
  - f) 19 Ibis ST – Retaining Wall – Approved
  - g) 49 Dune LN – Pizza Truck for Special Event – Approved
  - h) 6 Sea Oak – Conservation Easement Pruning – Referred to Natural Resources & Town
  - i) 200 Jacana ST – Parking Pad – Approved
  - j) 10 Cassina LN – Completion Inspection – Approved
  - k) 17 Mallard ST – Completion Inspection – Approved
  - l) 23 Dune LN – Scope of Work Modification – Approved
  - m) 19 Bittern ST – Completion Inspection – Pending
  - n) 30 Firethorn LN – New/Replacement Fencing & Retaining Walls – Approved
7. Covenants enforcement - John
  - a) 66 Dune LN – Property Transfer
  - b) 4 Heron ST – Property Transfer
  - c) 140 Jacana ST – Property Transfer
  - d) 4 Heron ST – Property Transfer – Cancelled
8. Legal updates - John
  - a) None
9. Committee updates
  - a) BCOLT compliance
    - I. Update from BCOLT walkthrough
  - b) LMO overlay Committee.
    - I. Beach Committee
      - a. Sea Turtle Patrol
    - ii. Natural Resource Committee
      - a. Property Inspections
      - b. Lawton Survey
    - iii. Paid Parking

- c.) Safety Committee
  - i. Security Proposal
- 10. Unfinished Business
  - a) 2025 Annual newsletter
- 11. New business
  - a) 2026 Goals
- 12. Membership comments (Limited to 3 minutes presentation)
- 13. Executive Session
  - a. 16 Park Rd
- 14. Action from Executive Session
- 15. Adjournment

The next meeting of the FBOA will be on February 09,2026

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**FOREST BEACH OWNERS ASSOCIATION**  
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**Minutes of the Meeting of the Board of Directors**  
**December 8, 2025**

**Present:** Frank Roberts, Amy Fee, Debbie Urato, Alan Jackson, Lee Lucier, John Snodgrass, guests Conyers, David Burkhart, Jay Burk, John Cacchio, Lisa Roberts

**The agenda was approved.**

**The minutes of the November meeting were approved as read.**

**The financial report was approved as presented.** Dues revenue has hit \$100,000 for the first time. Website expenses for the next years were paid for the next 3 years.

**ARB Report**

- 210 Jacana St – new solar system, approved
- 10 Cassina Ln – dune crossover and deck addition, approved
- 2 Tanglewood Dr – boutique hotel, approved. I will have 20 rooms, 40 parking spaces underneath the structure
- 15 Pelican St – garage addition, awaiting new plans submission
- 23 Egret St – tree removal, referred to NRC, town approved, dead tree
- 9 Dogwood St – conservation easement work, approved. The town issued a permit; there will be a follow up inspection
- 21 Heron St – rot repair and window replacement, approved
- 103 SFB Dr – carport enclosure, approved
- 21 Dune Ln – completion inspection, scheduled
- 40 NFB Dr – new residential spa, approved

### **Covenants Enforcement Report**

- 140 Jacana St – property transfer
- 66 Dune Ln – property transfer
- 1 Firethorn Ln – property transfer

**Legal Report:** There is nothing pending.

### **Committee Reports**

- BCOLT compliance – There will be an annual walkthrough this Thursday, and FBOA will receive a report 30 days after that. The Land Trust is aware that Russell is contacting the owners with violations. John will follow up with Russell.
- Beach committee
  - 237 nests this past season. Sea Turtle Patrol has set up a lab at USCB to study paternal DNA. STP has found a new permanent home in the old Wild Wings building.
  - Beach renourishment is ongoing. After the holidays, Marinex will continue into the central part of the Island, through March.
  - The Lantern Parade occurred on November 22<sup>nd</sup>. It gets larger every year. Parking was an issue.
- Natural Resources Committee – 1 Egret St wants to remove a large oak, referred to the town
- LMO Rewrite – When will the town form the 21-person committee tasked with updating the LMO? FBOA needs to actively monitor the committee's discussions.
- Paid parking – nothing new to report. Last year's efforts cost the town \$800,000.
- Safety Committee – nothing new to report. Frank is looking for some new members.

### **Unfinished Business**

- 2025 annual newsletter – December 15<sup>th</sup> is the deadline for the submission of articles for the annual newsletter. Jack will write a couple, Debbie will write a beach article and Amy will write one for natural resources. The new board members are asked to submit a short bio. The newsletter will be mailed along with 2026 dues notices in January.
- Security proposal from Island Security Services – FBOA could piggyback with Coligny for 4-6 hours daily, year-round patrols with armed officers and marked vehicles at half the cost of the previous proposal. These officers have detention and arrest authority. Lee will bring them to the January meeting for a formal presentation.

### **Membership comments**

- John Burk (Tanglewood Villas) – Hilton Head Prep is asking the town for a variance and rezoning of their property to allow for the development of faculty housing. There will be a hearing on December 19 in town council chambers.
- John Cacchio ([jcdc43@gmail.com](mailto:jcdc43@gmail.com), 614 595 2132) sits on the board of the Sea Crest villas, 10 NFB Dr. The Sea Crest already employs Island Security Services. They have had an uptick in high school kids breaching their property and causing mischief. Lee will reach out to him in an effort to coordinate security services.

**The meeting was adjourned at 6:05 pm.**