

FOREST BEACH OWNERS' ASSOCIATION, INC.
Annual Meeting Agenda

Saturday, October 21, 2023 10:00 AM

Location: Holiday Inn Express

2 Tanglewood Dr.

This is a LIVE meeting and will not be on ZOOM

1. Welcome
 - a. Neighbors and Town Council members – Jack Daly
 2. Introductions by the board
 3. Approval of the agenda – Jack Daly
 4. Approval of Annual meeting minutes from October 2022 (below) – Jack Daly
 5. Presentations
 - a. Update from Ward 3 Councilman David Ames
 - b. Hilton Head Island Public Safety update – Bob Bromage
 6. Committee Updates
 - a. Safety Committee
 - b. Forest Committee
 - c. Beach Committee
 7. Treasurer's report - John
 - a. Interim Financial Report – John Snodgrass
 - b. Presentation of the 2024 Budget (below) – John Snodgrass
 8. Update on Legal Matters – John
 9. Unfinished Business
 - a. 2024 goals
 10. Election of 2024 BOD Nominees (2 Positions)
 - a. Jack Daly current term expires 2023
 - b. Massimo Santangelo current term expire 2023
 11. Membership comments (Limited to 3 minutes presentation)
 12. Adjournment
 - ✓ The next monthly meeting of the FBOA Board of Directors will be November 13, 2023.
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Forest Beach Owners Association 2024 Budget

Income	2023 Budget	Actual as of 8/31/23	2024 Budget
Dues	\$ 99,000.00	\$88,150.00	\$92,000.00
ARB Fees	\$ 9,000.00	\$7,900.00	\$9,000.00
Interest Income	\$ 25.00	\$25.00	\$25.00
Miscellaneous	\$ -		
Total Income	\$ 108,025.00	\$96,075.00	\$101,025.00
Expenses			
ARB Expenses	\$10,000.00		\$10,000.00
Administrative Fees	\$34,200.00	\$23,150.00	\$34,200.00
Rent	\$195.00	\$194.00	\$200.00
Insurance	\$13,000.00	\$12,108.00	\$13,000.00
Meeting Expenses	\$0.00	\$160.00	\$200.00
Property Transfer Dues Mailings	\$2,400.00	\$1,850.00	\$2,400.00
Annual Newsletter / Dues Mailing	\$4,500.00		\$4,500.00
Telephone	\$1,925.00	\$1,271.00	\$1,700.00
Office Supplies	\$250.00	\$282.00	\$275.00
Data Base Maintenance	\$1,600.00		\$1,600.00
Miscellaneous	\$1,500.00	\$750.00	\$1,500.00
Legal	\$7,000.00	\$6,540.00	\$7,000.00
Taxes & Licenses	\$4,000.00	\$3,216.00	\$3,750.00
Web Site	\$1,100.00	\$20.00	\$750.00
Bank Chages	\$300.00	\$467.00	\$500.00
Postage	\$35.00		\$35.00
Office Equipment	\$0.00		
Repairs & Maintenance	\$1,500.00	\$1,565.00	\$1,500.00
Special Projects	\$1,500.00		\$1,500.00
Total Expenses	\$85,005.00	\$51,573.00	\$84,610.00
Working Funds	\$23,020.00	\$44,502.00	\$16,415.00

FOREST BEACH OWNERS' ASSOCIATION

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**Minutes of the Annual Meeting of the Membership
October 22, 2022**

Present: Jack Daly, Doug Felten, Massimo Santangelo, Frank Roberts, Eleanor Lightsey, Amy Fee, John Snodgrass, guests JoAnn Orishak, Alan Perry, David Ames (Ward 3 Council Representative), Bob Bromage (Security Director for the town of HHI)

The meeting was called to order at 10:00 am.

All attendees were welcomed and the Board members introduced themselves.

The agenda was approved.

JoAnn Orishak and Alan Perry, candidates for the upcoming mayoral race gave opening statements.

- Question #1 – What is your impression of Forest Beach?
Mr. Perry – “Forest Beach has seen the most change of any neighborhood on the island. It used to be residential, but is now an economic driver for the island.”
Ms. Orishak – “There has been a shift to short term rentals that has taken over our neighborhood and it is here to stay. Please read the town’s new STR ordinance which takes effect in 2023.”
- Question #2 – Should the town have thoughts about the proliferation of corporate-owned short-term rentals and residential depopulation in Forest Beach?
Ms. Orishak – “The town is addressing this in the new STR ordinance.”
Mr. Perry – “Property values are partly based on tourism dollars that add to the town’s budget. There is an ongoing town study and conversation on pre-pandemic and post-pandemic numbers.”
- Question #3 – How should the town address district, beach and STR parking issues?
Mr. Perry – “Discussions have already begun. Issues of resident/day trippers/STR parking will be addressed in the next 6 to 12 months. This includes enforcement.”
Ms. Orishak – “The town has partnered with an outside company to get feedback from other resort communities.”
- Question #4 – How will the mini hotels and other STR properties be inspected for safety concerns?
Ms. Orishak – “The provisions for safety inspections are spelled out in the new STR ordinance.”
Mr. Perry – “There should be some type of safety inspection, perhaps rentals of more than x number of bedrooms. There could be legal ramifications. The new ordinance will evolve.”

Bob Bromage, Public Safety Director for the Town of HHI, gave a presentation:

He is retired from the BCSO after 13 years. Violent crime is hard to predict. Tourists come with money and other valuable possessions and the criminals know that they leave cars and doors unlocked. The perpetrators are mostly juveniles with nothing else to do. As a liaison to the BCSO, his responsibility is crisis communication, securing town facilities, path safety, parking, noise and trash enforcement and follow up with the BCSO. The town has 4 code enforcement officers (2 are new) and plans to hire 2 more. Crime statistics are low for our neighborhood. Amy noted that the numbers are underreported. Jack appealed for a newly dedicated patrol officer for the summer months for the beach and the Coligny area. Perhaps it could be some School Resource Officers when school is not in session. A good way to report crime is through the MyHHI app. There will also be a 24-hour hotline. Jack stated that neighbors have been heard; we would like to see what the town does, with the addition of new officers and the new STR ordinance. The town is moving in the right direction.

David Ames, Ward 3 Council Representative spoke briefly:

Forest Beach is now represented by one Council member instead of 3. David has lived on HHI since 1973 and knows a lot of the town's history. He is pleased to represent Forest Beach, but he also represents the entire island.

He is most concerned with the "monstrosity" at 6 Capri Lane. This was unprecedented and caught town staff by surprise. The town is looking at revising the LMO to make sure nothing like this happens again. His main focus is workforce housing, which affects visitors, residents and the taxes that everyone pays. Note the Accommodations Tax that tourists pay. It should be a priority for HHI. On November 1, Town Council will vote to adopt a framework for a workforce housing program. David urged everyone to support it. He gave a very positive shout out to Marc Orlando for his future vision of the island and his hiring of high-quality people, such as Bob Bromage.

Minutes: The minutes from the annual meeting on October 16, 2021 were approved as read.

Financial Report: The 2022 budget, 2022 actual income and expenses and the 2023 proposed budget were presented. The only difference in the 2023 budget is a line item that sets aside some monies to accumulate for future construction of beach access crossovers. The cost of these improvements is far beyond the ability of the budget to absorb, so the fund will hold monies as a savings for future use. Insurance costs are mainly liability for Board members and beach accesses. There are no ongoing legal issues, and the Board has tried very hard to resolve covenants enforcement without lawsuits. \$7000 was budgeted for 2022 and \$3800 has been spent. The proposed legal fees are for opinions and suggestions related to ARB and covenants enforcement. FBOA has no assets other than cash and beach accesses.

Election of Board Members

The terms of Frank Roberts (2022), Amy Fee (filled the unexpired term of Larry LaBanc) and Eleanor Lightsey (filled the unexpired term of Mira Scott) are considered for re-election and have agreed to serve another term. It is our understanding that there is a proxy block vote. There was a question about proxy protocol: must you be present to vote? Since we must solicit a legal opinion, the results of the voting will not be announced today. Matt Hardt was nominated from the floor and has agreed to serve. Paper ballots were distributed and collected for tabulation after today's meeting. The results will be emailed in two formats: votes in person, and votes in person + proxy votes.

Membership comments

- Mira Scott – The Dove Street Lights project will not go forth in 2022: no Deep Well donations, no public transportation, no partnering with the town, BCSO and FBOA. We couldn't secure liability insurance since we couldn't separate pedestrian and vehicular traffic. The neighbors on Dove Street may still put-up lights as they did years ago, so everyone is encouraged to visit.
- Is it possible to lower the speed limit on NFB Drive? Most of the speeders are residents (per the BCSO) and the road is owned by the state, so the town has little control. Employee parking and deliveries to the Sonesta add to the traffic along NFB Drive, so it is an issue of enforcement.

The meeting was adjourned at 11:46 am.