

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday December 9, 2024, 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

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,

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

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

3. You can 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 September 09, 2024 (If Available)
 - b) Approve DRAFT minutes from annual meeting October 19,2024 (If Available)
 - c) Approve meeting minutes from November 11, 2024
4. Treasurer’s report - John
 - a) See separate file on website
5. ARB Submissions and pending items - John
 - a) 85 Dune LN – New Spa – Referred to ARB Services
 - b) 29 Holloman TR – Completion Inspection – Approved
 - c) 23 Bittern – Deck Roofing Replacement – Approved
 - d) 33 Sandpiper ST – New Roof – Approved
 - e) 1 Park RD – Natural Resources Permit – Referred to NR Committee
 - f) 10 Flamingo ST – Natural Resources Permit – Referred to NR Committee
 - g) 4 Sea Oak LN – Dune Crossover Replacement – Approved
 - h) 1 Park RD – New Pool – Approved
 - i) 48 North Forest Beach Drive – Tree Removal – Referred to NR Committee
 - j) 21 Sandpiper ST – New Paver Patio & Pool Re-Plaster – Approved
 - k) 40 Knotts WY – New Roof – Approved
 - l) 175 Jacana ST – Residential Addition – Approved
6. Covenants enforcement - John
 - a) 27 Lagoon RD – Complaint Regarding Outside Appearance – Referred to Town
7. Legal updates
 - a) 9 Waves to Sunday – 9 Juniper LN
 - b) Charles Hughes – 6 Sea Oak LN
8. Committee updates
 - a) BCOLT compliance - Jack
 - I. Update from BCOLT walkthrough
 - II. Tier 1 - Adverse possession issues
 - III. Tier2 - Gray water dumping in dunes
 - IV. 10 Bayberry - mowing dunes
 - b) LMO overlay Committee.
 - I. Beach Committee
 - a. Turtle trackers
 - ii. Natural Resource Committee
 - a. Removal of leaning trees in beach access
 - b. Property Inspections
 - i. Paid Parking
 - c. Safety Committee

- 9. Unfinished Business
 - a. Non-conforming vendors in Forest Beach
 - b. Annual meeting
 - 1. Review draft minutes if available
 - 2. Election Results - Pending
 - 3. Elect 2025 officers – Pending
 - c. Annual newsletter articles
- 9. New business
 - a) None
- 10. Membership comments (Limited to 3 minutes presentation)
- 11. Executive Session
 - a) Budget Review and approval
 - b) 2025 Dues Schedule
- 12. Action from Executive Session
- 13. Adjournment

The next meeting of the FBOA will be the December Board Meeting on January 20, 2025

FOREST BEACH OWNERS ASSOCIATION

P. O. Box 6442

Hilton Head Island, SC 29938-6442

(843) 785-5565, Fax (843) 842-3801

Email: FBAssn@gmail.com

Website: forestbeachassociation.org

**Minutes of the Meeting of the Board of Directors
September 09, 2024**

Minutes here if available

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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**Minutes of the annual meeting
October 19, 2024**

Minutes here if available

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**Minutes of the Meeting of the Board of Directors
November 11, 2024**

Present: Jack Daly, Debbie Urato, Amy Fee, Massimo Santangelo, Doug Felten, Frank Roberts, Matt Hardt, John Snodgrass, guests Lisa Roberts, Elliott and Chris, cell phone last numbers 6230 and 1626

The board emerged from executive session at 6:37. There was no action taken as a result of the session.

The agenda was approved.

Minutes from the September 14 meeting were approved as read.

Financial Report: The report is current through September. It will be updated via email through October when the statement is received from our bank.

ARB Report

- 12 Flamingo St – new home, approved
- 36 SFB Dr – new monument sign, approved
- 8 Bayberry – retaining wall in buffer, new home, approved by the town
- 215 Cordillo Pkwy – storage shed addition, completion inspection
- 21 Dove St – tree removal, referred to natural resources committee

- 4 Elderberry Ln – new home, approved
- 2 NFB Dr – new roof, approved
- 27 Dune Ln – exterior repainting, approved
- 13 Oceanwood Trace – residential addition, approved
- 1 Park Rd – new pool and spa, approved
- 1 Dove St – residential carport enclosure, approved
- 1 Wanderer Ln – new home, approved
- 5 Lagoon Rd – new signage, approved
- 21 Dune Ln – new home, approved

Covenants Enforcement Report

- Coligny court ruling from 1976 – relates to vendors on private property along SFB Dr. These current pop-up vendors may have obtained a special permit from the town. They do not violate FBOA covenants, but they may be violating town code, per the 1976 court ruling. This will be revisited at a later meeting.
- 7 Bittern St – property transfer
- Strand purchase in front of 19 Ibis – inquiry from realtor as to what can be done with the purchase of a strand adjacent to the property.
- Inquiry permitted uses for strand in front of 5 Alder Ln
- Inquiry from the town on the Capri Ln access – complaint about the condition of the access. Complainant to research ownership in county records

Legal Report:

- 9 Waves to Sunday, 9 Juniper Ln – discussion in executive session
- 6 Sea Oak Ln – discussion in executive session

There are no significant changes since the last meeting. FBOA is waiting for action from the opposing attorneys

Committee Reports

- BCOLT compliance – FBOA is waiting to be contacted by BCOLT for the annual walkthrough, to identify all encroachments and to begin the process of compliance. Nandina has almost completed the survey. John will contact them to inquire about a completion date, how many markers will be needed, and if Chuck Perry can begin to erect markers where they have already finished surveying.
- Beach committee – The Sea Turtle Patrol will be expanding its focus to conservation efforts for the whole marine ecosystem, including marine mammals and other creatures. The last nest was inventoried on October 4. There were 204 nests with an emergence success of 60.8% (low) due to storms and high tides. Forest Beach had no misorientations during the season. When the beach renourishment begins in 2025, all nests are planned to be relocated to the ends of HHI. More information will follow after the November 19 season wrap up event. The annual lantern parade will take place on the beach on Saturday, November 23rd, beginning at 5:30 pm. It will begin at Alder Ln and conclude in Celebration Park.
- Natural resources committee – The trees that were compromised during Hurricane Debby were removed from beach accesses in SFB. There were no other issues.
- Parking committee – The town wants to charge for parking in the Coligny lot. The town has also purchased two other properties on Pope Ave for conversion to parking spaces. There will be a task force compiled by the town manager to address issues such as employee and resident parking permits and other unintended consequences. Steve DeSimone will be the liaison for Forest Beach (Ward 3). No one is sure yet who will compose the committee, but there won't be anyone representing Coligny Plaza. During the 2025 tourist season, town staff will collect data, and members are encouraged to contact FBOA with their thoughts. They should also contact the town through all town council members. This will be discussed in the January newsletter.
- Safety committee – There was no meeting, so no new updates.

Unfinished Business

- Non-conforming vendors in FB – see above
- Annual meeting
 1. Draft of minutes presented
 2. Election results – pending the clarification by counsel
 3. Election of 2025 officers – Officers will be elected in December, to take effect in January.

New Business

- Board meeting day/venue change for 2025 – Skilletts has offered their back room for Tuesday meetings since they are closed on Tuesdays. John is also investigating a conference room at The Bank for Monday meetings.
- Annual newsletter articles need to be submitted by the first week in December for the newsletter distribution in January.
- John is in the process of rewriting the FBOA bylaws. The 2009 bylaws comprise 2 and ½ pages; his rewrites have so far expanded to 15 pages and counting. They will be ready before January and will be submitted to the membership and board for discussion, then voted on at next year's annual meeting.
- The board will also be more proactive with emails. Committees will be formed with job descriptions and appeals will be made to the membership for participation with a Board liaison.
- John will receive a spreadsheet from Coastal Marketing to identify all paid members.
- There will be a new Facebook page. John will work with Veronica Muir to give her direction and the ability to post and delete. She can be given administrative status while under the control of FBOA.

Membership comments: Elliott and Chris – We should put in the newsletter an appeal for the members to voice their opinions via email on the parking issues in Forest Beach.

The meeting was adjourned at 7:31 pm.
