

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday March 9, 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

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. 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 February 9, 2026 – Jack
5. Treasurer’s report - John
6. ARB Submissions and pending items – John
 - a) 15 Pelican ST – New Garage, Driveway & Additions – Pending Revisions due to Setback Encroachments
 - b) 14 Pelican ST – New Pool & Decking – Approved
 - c) 38 North Forest Beach DR – New Pool – Approved
 - d) 9 Dove ST – New Pool, Spa & Decking – Approved
 - e) Jacana Beach Access – Safety Concerns – Referred to HHBA#2HC & Town
 - f) 2 Sea Spray – Residential Additions – Preliminary Review
 - g) Springwood Villas – Inquiry on Exterior Painting Requirements
 - h) 30 Firethorn LN – New Decking & Pavilion – Approved
 - i) 30 Firethorn LN – New Fencing & Retaining Wall - Approved
 - j) 4 Sea Oak LN – Conservation Easement Work – Sent Permit Application
 - k) 4 Dove ST – Completion Inspection – Approved
 - l) 3 Alder LN – Completion Inspection – Pending
 - m) 1 Park RD – Completion Inspection – Pending
7. Covenants enforcement - John
 - a) Construction Signage on South Forest Beach Drive – Referred to Town
 - b) 15 Dune LN – Property Transfer
 - c) 62 Dune LN – Property Transfer
 - d) 3 Flamingo ST – Property Transfer
 - e) Inquiry regarding Sea Hawk LN (Road vs Easement)
 - f) Multiple inquiries regarding new STR requirements
8. Legal updates - John
 - a) None
9. Committee updates
 - a) BCOLT compliance
 - i. Update from BCOLT walkthrough
 - ii. Review Nandina Survey of Lawton Beach Forest Preserve, identify unpermitted encroachments, discuss adjacent property issues and next steps.

- b) Beach Committee
 - i. Sea Turtle Patrol
- c) Natural Resource Committee
 - i. Property Inspections
 - ii. Lawton Survey
- e.) Safety Committee
 - i. Security Proposal
- f.) Town Council – appointed Land Management Ordinance Task Force update

10. Unfinished Business

- a) None

11. New business

- a) None

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 April 13,2026

FOREST BEACH OWNERS ASSOCIATION

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Minutes of the Meeting of the Board of Directors

February 9, 2026

Present: Amy Fee, Jack Daly, Jeff Jernigan, Frank Roberts, Rusty Jacquiss, John Snodgrass, Larry LaBanc, Beth Petro, Rose Rombaski

The agenda was approved.

Minutes: The minutes from the January meeting were approved as read.

Financial Report: Dues collections are ahead of last year at this time. More people are paying online. There are no large contributors yet. The report was approved as submitted.

ARB Report

- 19 Bittern St – completion inspection, approved

- 10 Flamingo St – completion inspection, approved
- 4 Dove St – completion inspection, approved
- 14 Pelican St – new pool, pending revision due to setback encroachment. The town would not issue a permit. Requirement is 10 feet from the buffer.
- 21 Dove St – new roof, approved
- 5 Laurel Ln – new fencing, approved
- 2 Sandpiper St – tree removal, referred to NRC and the town. There is an extensive list of removals, some of which are in the buffer. The sale has not closed yet. Alex Pinckney will visit the property this week.
- 38 NFB Dr – new pool, awaiting submission

Covenants Enforcement Report

- 4 Heron St – property transfer
- Beach path 55a – Hilton Head Beach Villas owns this access, but they do not maintain it.
- 37 Dune Ln – property transfer

Legal Report: The letter asking for removal of the chickens at 16 Park Rd has been delivered. Both parties are bringing up personal FHA issues. The issues are out of our hands and not for our attorney to resolve. It will probably go to arbitration with FHA.

Committees Reports

- BCOLT compliance – The two most egregious violations have been addressed: 2 Juniper (firepit) and 7 Juniper (paver stone walkway). When these are resolved, we will concentrate on 2 more. At 5 Alder Ln, the grandfathered encroachments can remain only if they are never removed.
- Nandina survey – Amy walked with a contracting crew for installation of the 34 wooden posts in concrete. We need to locate the iron pipe markers and electrical lines. There are 21 oceanfront properties that are adjacent. Jeff will research some companies. There is \$5000 budgeted.
- LMO Rewrite Committee: There has been one task force meeting; the next is scheduled for February 26. There is a proposal to change the cost of the town permit from \$250 per year to \$150/bedroom per year. This would increase costs for some and lower costs for others. April 6 will be the opening date for renewal applications and they are due by April 30.
- Beach Committee – sand renourishment has progressed to NFB in front of Heron St. There doesn't seem to be as much sand deposited as during the last renourishment. Jeff Netzinger is in charge of the beach renourishment project. Jack will communicate with Steve DeSimone about this and other issues. Steve has not scheduled a meeting with the Ward 3 community since his election.
- Parking – there are no plans in place yet for managing the Coligny beach lot. The town will not charge again this year for parking there.
- Safety Committee – Lee has been tasked with supplying a quote for neighborhood security. We were hoping to have that quote at tonight's meeting. Jack will follow up with Lee.

Membership Comments

- Beth Petro – there will be an executive session after tomorrow's town council meeting concerning the Circle Center outparcels. Nonprofits will occupy the old Wild Wings building, but what of the parking? The new grocery store deal fell through due to concerns for the amount of parking. What are the outparcels? Questions for Steve DeSimone.

The meeting was adjourned at 6:20 pm.