

FOREST BEACH OWNERS' ASSOCIATION, INC.

Annual Meeting Agenda

Saturday, October 19, 2024 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 2023 (below) – Jack Daly
 5. Presentations
 - a. Update from Ward 3 Councilman David Ames
 - b. Ward 3 candidates' responses to Forest Beach Owners' Association questions
 6. Committee Updates
 - a. Safety Committee
 - b. Forest Committee
 - c. Beach Committee
 7. Treasurer's report
 - a. Interim Financial Report
 - b. Presentation of the Proposed 2025 Budget (below)
 8. Update on Legal Matters – Jack
 9. Unfinished Business
 - a. Ongoing BCOLT compliance
 10. Election of 2025 BOD Nominees (1 Positions)
 - a. Debbie Urato current term expires 2024
 11. Membership comments (Limited to 3 minutes presentation)
 12. Adjournment
 - ✓ The next monthly meeting of the FBOA Board of Directors will be November 11, 2024.
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FOREST BEACH OWNERS ASSOCIATION

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Minutes of the Annual Meeting of the Membership

October 21, 2023

Present: board members, Amy Fee, Debbie Urato, Jack Daly, Frank Roberts, Massimo Santangelo, Matt Hardt, John Snodgrass, members John Burk, Cynthia and Lee Joyner, Randy and Carol Brittain, Lisa Roberts, guests Bree Kennedy, Jay Wiendl, Albert Stier, Karen Taylor, Lois Hoyt-Berry

The board members were introduced.

The agenda was approved.

The minutes were approved as read.

Financial Report

- The yearly report was approved as submitted. Although membership dues receipts increased for 2023, there was some loss of membership due to the increase in the amount of dues membership.
- For 2024 there is an expected reduction in development (renovations numbers are down), and projected development is anticipated to continue at the same rate. The proposed budget reflects this.

Guest Speakers

- Michelle Pivik, Director of Membership, Hilton Head/Bluffton Chamber of Commerce: she has 12 years of experience as a small business owner and is the liaison with the Chamber and small businesses. Sentiments from small business owners in our neighborhood include what benefit businesses receive from hospitality taxes and that our area be considered more than just an economic driver for the island. Parking is a huge issue in our neighborhood and has not been fully addressed by the town. She asked that business owners and resident make voices known to the Chamber.

- Kym Castillo, member, Sea Turtle Patrol of Hilton Head: she is a two-decade STP member and a retired teacher from Daufauskie Island. This past season there were 353 nests and that was a surprise, 100 more than anticipated. There were 82 nests along the beaches of Forest Beach and there were 32 false crawls (between markers 48-72). Sea turtles have received everyone's attention, largely because of the efforts of the Today Show and Conde Nast. The last nest of the season was inventoried on Tuesday, October 17. Lights on the beach are the biggest problem; mothers are repelled by light; babies are attracted to it. On November 14 at Poseidon, there will be a presentation by Dr. Brian Shamblin of the sea turtle genetics project at UGA. There are also nest dedications for the holiday season; they can be accessed at the Sea Turtle Patrol website.

Committee Reports

- Safety Committee – this committee was established in February 2023. The members meet monthly one week before the FBOA board of directors meeting. Some points of discussion include 1) how to register your home camera with the sheriff's office; the sheriff cannot access your registered camera without your permission. In June the BCSO will increase patrols on the beach and during events; staffing remains an obstacle. 2) Speeding on SFB and NFB Drives is also an issue, as is the crosswalk at the entrance to SFB Drive, specifically on Memorial Day and Labor Day weekends. The committee is expanding its reach to Mayor Perry, Town Council and the Chamber. There was a plea for more members to join the Safety Committee. 3) Bike safety is a problem. Signs should be installed on pathways, similar to those in Sea Pines. The rules of biking should be given to all visitors in rental packages; there are some very dangerous areas where bikers can't be seen. 4) In Forest Beach we depend on the BCSO, since we don't have a private security force like in gated communities. Crime increases during the spring and summer months. Everyone is encouraged to use the MyHHI app and to contact the BCSO if a crime is witnessed. The town and BCSO are working on license plate recognition software to catch criminals. FBOA is also working on a new Facebook page for safety and other issues.
- Forest Committee – This committee has met with town officials to protect the tree canopy, to institute best practices and change some language in the LMO, with the goal of preserving what is left of maritime forest in Forest Beach. The committee is working to strengthen the role of certified arborists and eliminate weekend cutting and culling. The BCOLT property in South Forest Beach will have signs and QR codes designating it as one of the most important strips of maritime forest and we would like the Audubon Society to identify it as an important bird area.

Legal Report – There are no legal matters at the present, just ongoing legal counsel.

Unfinished Business:

- A 2024 goal centers around the issue of parking. This is an issue that the Town has not addressed adequately. The Town will begin charging for parking in the town-owned lot in April 2024. This was attempted in the past and abandoned. New staff at the town don't know or don't remember the adverse effects of fee-based parking. We want to participate in the town's standardization process. There are no Town representatives here today to discuss this. The town has bought the Wild Wings property; there is talk that it will be used for parking.
- There is a mid and north end initiative (Jonesville tract and Burkes Beach) which seeks to standardize the floor to area ratio and parking area ratios. We have our own neighborhood overlay district and don't want to be

included with others; we want to control what happens in Forest Beach. We will work with the Town directly through a new subcommittee composed of board members, Coligny business owners and residents.

Election of BOD nominees (2 positions)

Jack Daly and Massimo Santangelo were unanimously re-elected to serve as directors for a three-year term. The Board will elect officers at the November meeting of the Board of Directors.

Members' comments

If there are complaints about STR noise or parking, call the STR nuisance hot line, 843 341-6864. This year is compliance year, 2024 will be different. The ordinance also addresses fire safety, graffiti, water leakage and trash issues. The MyHHI app is very responsive. Complainants can also call the BCSO non-emergency numbers.

The meeting was adjourned at 12:03 pm.

2025 Budget		Forest Beach Owners Association			
		Actual as of 9/30/24 & TY Est	2025 Budget	Version 2 2025 Budget	Version 3 2025 Budget
Income	2024 Budget			-1)	
Dues - 2025 assumes \$25 increase	\$ 92,000	\$ 91,762	\$ 102,500	\$ 102,500	\$ 102,500
'25 New Membeship target (30% increase)	\$ -	\$ -	\$ -	\$ -	\$ 23,850
ARB Fees	\$ 9,000	\$ 13,500	\$ 11,000	\$ 11,000	\$ 11,000
Interest Income	\$ 25	\$ 31	\$ 30	\$ 30	\$ 30
Miscellaneous	\$ -				
Total Income	\$ 101,025	\$ 105,293	\$ 113,530	\$ 113,530	\$ 137,380
Expenses					
ARB Expenses	\$ 10,000	\$ 350	\$ 1,000	\$ 1,000	\$ 1,000
Administrative Fees	\$ 34,200	\$ 34,200	\$ 34,200	\$ 34,200	\$ 34,200
Rent	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
Insurance	\$ 13,000	\$ 12,493	\$ 13,000	\$ 13,000	\$ 13,000
Meeting Expenses	\$ 200	\$ 371	\$ 300	\$ 300	\$ 300
Property Transfer Dues Mailings	\$ 2,400	\$ 1,000	\$ 1,500	\$ 1,500	\$ 1,500
Annual Newsletter / Dues Mailing	\$ 4,500	\$ 10,100	\$ 4,500	\$ 4,500	\$ 4,500
Telephone	\$ 1,700	\$ 1,916	\$ 1,920	\$ 1,920	\$ 1,920
Office Supplies	\$ 275	\$ -	\$ 100	\$ 100	\$ 100
Data Base Maintenance	\$ 1,600	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700
Miscellaneous	\$ 1,500	\$ 675	\$ 1,000	\$ 1,000	\$ 1,000
Legal	\$ 7,000	\$ 19,037	\$ 7,000	\$ 7,000	\$ 7,000
Taxes & Licenses	\$ 3,750	\$ 3,201	\$ 3,750	\$ 3,750	\$ 3,750
Web Site	\$ 750	\$ 22	\$ 400	\$ 400	\$ 400
Bank Chages	\$ 500	\$ 531	\$ 550	\$ 550	\$ 550
Postage	\$ 35	\$ -	\$ 35	\$ 35	\$ 35
Office Equipment	\$ -	\$ -			
Repairs & Maintenance	\$ 1,500	\$ 3,809	\$ 1,000	\$ 1,000	\$ 1,000
Safety	\$ -	\$ -	\$ 64,000	\$ 64,000	\$ 64,000
Special Projects	\$ 1,500	\$ 143	\$ 750	\$ 750	\$ 750
Total Expenses	\$ 84,610	\$ 89,748	\$ 136,905	\$ 136,905	\$ 136,905
Utilize existing working funds	\$ -	\$ -	\$ -	\$ 25,000	\$ -
Working Funds - current year	\$ 16,415	\$ 15,545	\$ (23,375)	\$ (23,375)	\$ 475
Beg of year Working Funds balance	\$ 54,874	\$ 54,874	\$ 70,419	\$ 70,419	\$ 70,419
End of year Working Funds balance	\$ 71,289	\$ 70,419	\$ 47,044	\$ 47,044	\$ 70,894
(1- Version 2 assumes we use excess Operating Funds to offset expenses in excess of revenue in 2025					
(2- Verioon 2 assumes we increase membership ~30% in 2025, resulting in a balanced budget					