

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday May 11, 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 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. 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 April 20, 2026 – Jack
5. Treasurer’s report - John
6. ARB Submissions and pending items – John
 - a) 9 Bayberry – Plat Request
 - b) 19 Sandpiper ST – Completion Inspection – Pending
 - c) 10 Bayberry – Conservation Easement Work – Pending Additional Information
 - d) 7 Juniper LN – Tree Removal from Conservation Easement Walkway – Approved
 - e) 38 N Forest Beach DR – Corrected Approval Letter
 - f) 5 Laurel LN – Completion Inspection – Pending
 - g) 15 Pelican ST – New Driveway, Garage and Screened Porch – Approved
7. Covenants enforcement - John
 - a) 5 Dove ST – Property Transfer
 - b) Approval for Coligny Plaza to utilize Avocet Beach Access for Regatta Event
 - c) 3 Flamingo ST – Property Transfer
 - d) Numerous Requests for STR Approval Letter
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.
 - iii. Status of post and sign installation for boundary markers
 - 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) 2026 Goals
- b) By Law Review

11. New business

- a) Doug Seifert – Candidate for Sheriff (tentative)

12. Membership comments (Limited to 3 minutes presentation)

13. Adjournment

The next meeting of the FBOA will be on June 8,2026

FOREST BEACH OWNERS ASSOCIATION

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Minutes of the Meeting of the Board of Directors

April 20, 2026

Present: Jack Daly, Amy Fee, Debbie Urato, Frank Roberts (cell phone), John Snodgrass, Larry LaBanc, guests Beth Petro, Lisa Roberts, Jane Peacock, Joe Scarlett

The agenda was approved as amended.

The minutes from the March 2026 meeting were approved as amended.

Financial Report: Membership dues collections are down compared to this time last year. The Beach House has paid \$150. Jack and John will meet with the new GM to work on upgrading their membership. Jack and John will also meet with the new GM of Marriott Grande Ocean to work on continuing their membership. The report was approved.

ARB Report

- 3 Alder Ln – completion inspection, approved
- 1 Park Rd – completion inspection, approved
- 221 Cordillo Pkwy – new decking addition, no ARB submission yet
- 9 Mallard St – tree removal and garage expansion. Frank Guscio gave ARB approval. The tree issue has been reported to the town
- 5 Laurel Ln – completion inspection, approved
- 2 Dune Ln – completion inspection, approved
- 6 Sea Oak – dune pruning, FBOA and town approved. Work by Arbor Nature
- 200 Jacana St – parking addition, pending town review prior to FBOA ARB submission
- 9 Myrtle Ln – new home with pool and spa – revised plans submitted, approved
- 4 Sea Oak Ln – dune pruning, approved. Work by Jones Bros.
- Beachwalk Hotel Site – preliminary contact regarding redevelopment. They must submit plans to FBOA ARB.
- 1 Juniper Ln – new pool and fence, preliminary questions
- 51 Dune Ln – new deck, approved
- 25 Lagoon Rd – redevelopment, no plans submitted yet

Covenant Enforcement Report

- 3 Flamingo St – property transfer canceled
- 12 Cassina Ln – property transfer
- Inquiry on RV parking on private property – allowed as long as it is not occupied

Legal Report: nothing ongoing. See 9 Bayberry, below.

Committees Reports

- BCOLT compliance – there are more encroachments to identify and be contacted by Russell Patterson (e.g. flagpoles). There may be some encroachments that don't appear on the Nandina survey. The sign guy has installed all the posts in concrete and will attach the signs for the conservation easement property borders. Owner Faust (9 Bayberry) has mowed and planted grass in the conservation easement. His attorney and Russell are in communication.
- Beach committee – sea turtle nesting season begins May 1. Because of new sand placement and a low number of nests last year, the expectation is for a record number this year. The Wild Wings building repurposed sea turtle patrol office is in limbo. Beach renourishment continues in South Beach, Sea Pines, and there is more tilling work to be completed central island.
- Safety committee – there is no update from Island Security. Jack will reach out to Lee to get an update. The sheriff's office wants to create a substation in Coligny Plaza on the backside of the Roller's location.
- Town LMO task force committee update – There was a meeting on April 13. Forest Beach was in a small discussion of building size and lot splitting. STRs were not discussed. Jack spoke about safeguarding the rights of all property owners to rent short term. There will be another meeting on May 21 to discuss STRs in Forest Beach.

Unfinished Business: The board is requested to submit comments to John for bylaws changes before next month's meeting, for discussion at the May BOD meeting.

New Business

- Heritage Academy has plans to rent 3 and 5 Heron St for a boarding school program (dormitories).
- The Publix project in Circle Center has been shelved for now. Because of the expansion in size requested, the town must complete a new traffic survey. Also, there is talk of a lawsuit against the town for breaching the public trust by taking land (Wild Wings lot) and selling the parking rights to a private entity.
- Beth Petro reported that new STR permits are being granted, even without neighborhood letters of approval. Rentals have decreased island-wide, but not in Forest Beach.

Membership comments: none

The meeting was adjourned at 6:00 pm.