

# **FOREST BEACH OWNERS' ASSOCIATION, INC.**

## **AGENDA, Board of Directors meeting**

**Monday September 15, 2025, 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

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### **Joining the meeting**

**To connect to the Zoom meeting, select one of the following:**

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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

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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>

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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.

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# Agenda

1. Roll call Board members and guests - Doug
2. Welcome - Neighbors and Town Council members. – Doug
3. Approve Agenda – Doug
4. Approval of prior meeting minutes
  - a) Approve meeting minutes from August 11, 2025 – Doug
5. Directors’ resignation
6. Board Vacancy appointment
7. Treasurer’s report - John
8. ARB Submissions and pending items – John
  - a) 10 Cassina LN – Completion Inspection – Approved
  - b) 55 Dune LN – New Pool & Spa – Project Cancelled
  - c) 83 Dune LN – New Pool – Referred to ARB Services
  - d) Beach Properties Rentals – Sign Approval
  - e) Circle Center – Remodel – Under Review
  - f) 17 Mallard ST – Spa Addition – Under Review
  - g) 5 Lark ST – Referred to ARB Services
  - h) Springwood Villas – Re-Painting – Preliminary Review – Approved
  - i) Tree Removal Questions
  - j) 25 Lagoon RD – Redevelopment – Initial Contact
  - k) Inquiry about Solar Installations
  - l) 1 Quail ST – Pool & Deck Demo – Referred to ARB Services
  - m) 130 Jacana ST – Re-roofing – Under Review
  - n) 17 Avocet ST – Exterior Renovation – Under Review
  - o) 10 Cassina LN – Pool & Decking Replacement – Under Review
9. Covenants enforcement - John
  - a. Question on Jacana Beach Access
  - b. Standing Water – South Forest Beach Accesses
10. Legal updates - John
  - a) 9 Waves to Sunday – 9 Juniper LN
  - b) Charles Hughes – 6 Sea Oak LN
11. Committee updates
  - a) BCOLT compliance
    - 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. Sea Turtle Patrol
  - ii. Natural Resource Committee
    - a. Property Inspections
    - b. Lawton Survey
  - i. Paid Parking
- c.) Safety Committee
- d.) Nominating committee

12. Unfinished Business

- a) Chickens on Park Rd

13. New business

- a) Review proposed 2026 Budget

14. Membership comments (Limited to 3 minutes presentation)

15. Executive Session

- a. Review of Guscio Proposal for Property Transfer

16. Action from Executive Session

17. Adjournment

The next meeting of the FBOA will be on October 13, 2025

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**FOREST BEACH OWNERS ASSOCIATION**

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**Minutes of the Meeting of the Board of Directors**

**August 11, 2025**

**Present:** Amy Fee, Jack Daly, Debbie Urato, Doug Felten, John Snodgrass, Massimo Santangelo (phone), Frank Roberts (Zoom), Matt Hardt (Zoom), Larry LaBlanc (Zoom), guests Mary Pratt, Conyers, Lisa Roberts, Rhodes, Rombaski, Jay Burk, Beth Petro, Anthony Sanvito, Jeff Jernigan (5:30), Jane Peacock (5:30)

**The agenda was approved with modifications.**

**Minutes:** The minutes were approved as amended.

**Financial Report:** The report was approved as presented. The annual Professional Liability Policy was paid. Legal fees were for the issues at 6 Sea Oak.

### **ARB Report**

- 10 Cassina Ln – completion inspection, pending
- 135 Shell Midden Ln – front porch addition, preliminary review
- 5 Lark St – Sub II, referred to Karen Dill, ARB Services
- 1 Quail St – Sub II, referred to Karen Dill, ARB Services
- 108 Oceanwood Trace – residential additions, approved
- 1 Juniper Ln – tree removal, referred to NRC
- 9 Myrtle Ln – new home with pool and spa, approved
- 13 Dove St – tree removal, referred to NRC

### **Covenants Enforcement Report**

- Potholes on Dune Ln – referred to the town and Hilton Head Assets #2 Holding Corporation
- 6 Gannett St – duplex, referred to the town (It was approved prior to town incorporation in 1983 by Beaufort County)
- 16 Park Rd – buffer encroachments, referred to the town with photos
- 7A Roadrunner Ln – property transfer
- 3 Flamingo St – multiple dwelling units on one lot, referred to the town. These were built without ARB approval a few years ago.

### **Legal Report**

- 9 Waves to Sunday (9 Juniper Ln) – no activity
- 6 Sea Oak Ln (Charles Hughes) – settlement in final negotiations through arbitration, awaiting Mr. Hughes's signature

### **Committee Reports**

- Beach Committee – There have been 201 nests laid, 117 still incubating. The nesting part of the season is winding down and this has been a disappointing year. The reasons are not clear, but it could have been due to the snow in January, which killed off some of the food (crustaceans) that loggerhead sea turtles eat. Beach renourishment has begun: **Phase I** August 13 – September 12, Fish Haul Beach and surrounding area, September 18 - October 15 Pine Island, October 20 – December 17 Port Royal, **Phase II** December 17 – March 15, 2026 Central Island (Palmetto Dune, Shipyard, Forest Beach), March 15, 2026 – May 17, 2026 South Island (and South Beach), **Phase III**, Pine Island breakwater structures (schedule TBD). These schedules are subject to change, depending on weather and equipment performance.
- BCOLT compliance – nothing new
- Natural Resources Committee – Chuck Perry is waiting for cooler weather to install signs and posts on the BCOLT property borders. There is no update from Russell Patterson concerning letters sent to owners of encroaching properties.
- Parking – Who supervises the parking ambassadors at the Coligny Beach lot? Massimo will reach out to Mike DeMaria
- Safety Committee – Steve DeSimone attended the last meeting. Bob Bromage furnished crime statistics for January through June 2025; according to him, crime has decreased. The report will be summarized for publication on the FBOA website. License plate recognition cameras and speed testing have begun. The town lost its lawsuit against the Sheriff's Department. The town was hoping to extend more protection with those funds. The decision is being appealed.

### **Unfinished Business**

- Chickens on Park Road – they are now running free on the property; this is against town code.
- Inquiry about a bicycle/walking path on Lagoon Rd, referred to Steve DeSimone and the town. According to DeSimone, there are funds available for improvements for paths and crosswalk signage.

**New Business – none**

**Membership comments**

- Mary Pratt – 6 Gannet has multiple residences on one lot. Please contact Code Enforcement.  
There are large potholes on Dune Lane in Sub II. A local resident fell into one of them a couple of months ago.  
Someone should call Liz Meade and convince her to let the town take over the ownership of the roads.

**The meeting was adjourned to Executive Session at 6:17 pm.**

There were no votes cast because of executive session conversation. The annual meeting will be October 18, 2025.  
There are two Board positions that are up for election. The application for candidacy will be posted on the FBOA website, and the deadline will be September 12, in order that candidate names be submitted to the full membership one month before the annual meeting.

**The meeting was adjourned at 7:04 pm.**