

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday July 14, 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

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. 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 June 09, 2025 - Doug
5. Treasurer's report - John
 - a) See separate file on the website
6. ARB Submissions and pending items - John
 - a) 15 Heron ST – New Home, Pool & Spa – Approved
 - b) 21 Dove ST – New Decking / Painting and Maintenance – Approved w/Conditions
 - c) 55 Dune LN – New Pool – Approved
 - d) 10 Cassina LN – New Beach Walk – Approved
 - e) 109 Pope AV – Coligny Pocket Park – Approved
 - f) 4 Wanderer LN – New Pool & Decking – Approved
 - g) 4 Sea Oak LN – Dune Crossover – Completion Inspection
 - h) 14 Park RD – Tree Removal – Referred to Natural Resources Committee
7. Covenants enforcement - John
 - a) Question on Setback on Pelican ST
 - b) 38 North Forest Beach DR – Property Transfer
 - c) Questions on 6 Sea Oak LN – Pool Renovation / Replacement – Setbacks
 - d) Lot 7A Roadrunner LN – Property Transfer
 - e) 9 Myrtle LN – Questions on Setbacks
8. Legal updates - John
 - a) 9 Waves to Sunday – 9 Juniper LN
 - b) Charles Hughes – 6 Sea Oak LN
9. 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

10. Unfinished Business
 - a) Chickens on Park Rd
11. New business
 - a) Discussion about people who join the meeting after the roll call and how to get them marked as attendees.
12. Membership comments (Limited to 3 minutes presentation)
13. Executive Session
 - a) Review of Guscio Proposal for Property Transfer
 - b) Presentation and discussion of the draft Rules and Regs.
14. Action from Executive Session
15. Adjournment

The next meeting of the FBOA will be on August 11, 2025

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Minutes of the Meeting of the Board of Directors
June 9, 2025

Present: Jack Daly, Debbie Urato, Amy Fee, Frank Roberts (zoom), Massimo Santangelo (Zoom), John Snodgrass, Larry LaBanc, Matt Hardt (Zoom, entered 5:52 pm), guests Lisa Roberts, Beth Petro, David Burkart (38 Lagoon Rd)

Guest speaker: Steve DeSimone (Ward 3 TC representative), spoke to the board on several issues:

- Parking – The town committee, formed a month ago, did not include anyone outside town staff and council members. Its recommendations: Charge \$5 per hour at the Coligny beach lot with no cap. The thinking is that people are parking cars for 8 hours or more, and charging by the hour will turn over the lot so that more people can park per day. This item will probably be included on the agenda at the June 17 Town Council meeting. Even though the lot is full by early morning, there is more parking at the Wild Wings and Aunt Chilada's property. There has yet to be discussion of resident parking (2 free per property) and employee parking. (Town code states that businesses must supply parking for employees.) "We're shoving more people into Coligny" with no regard for the residents' quality of life. "I'm all about the residents; that's what I campaigned on. I think we're nearing the time for our own police force." The town currently has 5 enforcement officers, but they don't issue tickets. The parking attendants at the Coligny lot direct traffic only, and there are not enough no parking signs on the NFB cross streets.
- The bridge – SCDOT with the approval of the SIB, will replace the eastbound bridge. There will be 3 lanes (striped for 2 until the corridor expansion is complete). The corridor project is separate from the bridge project, and currently, there are no funds for its completion. It includes intersection upgrades/eliminations. The westbound spans have another 20 to 25 years of safe use.
- The Wild Wings building is planned for destruction to add some more parking spaces. It was purchased for parking and cannot be used for Sea Turtle Patrol, town offices or other non-profit uses.
- LMO changes include updated protections for trees. Missy Luick led her committee for changes, but there are questions. Would this also apply to gated communities? This issue will probably be on the July TC meeting agenda. The town is on board for tree protection, but the current LMO is not restrictive enough. The forest in FB is being "deforested" through

death by mitigation. The 2014 rewrite exposed weaknesses in tree protection. If passed, it would make renovation and expansion more expensive.

- Safety - The sheriff's office is too slow to respond to calls. There is an ongoing increase in criminal activity in our neighborhood. The town pays \$7 million per year for enforcement, and we are not getting our money's worth. The town has grown enough that we must look at the establishment of a town police force. It is a complicated process; liability, funding, property, etc., but it's time. Not all TC members are in agreement.

Agenda: The agenda was approved.

Minutes: The May meeting minutes were approved as read.

Financial Report: The report was approved as submitted. Holiday Inn Express has not paid 2025 dues yet, nor has the Hilton, Marriott Courtyard, and the Beach House paid \$100. Property changes billings have not gone out yet, so there should be more revenue in the coming months.

ARB Report

- 15 Heron St – demolition approved, new home under review
- 21 Dove St – new decking, painting and maintenance, under review
- 55 Dune Ln – new pool, under review
- 10 Cassina Ln – new beach walk, under review. The old walk was destroyed, so the new one must be elevated to reflect current standards. The newly installed plants will be removed.

Covenant Enforcement Report

- 38 North Forest Beach Dr – property transfer
- 6 Osprey St – property transfer

Legal Report

- 9 Waves to Sunday (9 Juniper Ln) - still silent
- Charles Hughes (6 Sea Oak Ln) – an arbitration meeting is set up for tomorrow, June 10, to reach a settlement.

Committee Reports

- BCOLT compliance – John will follow up letters to encroachers with Russell. He will obtain the addresses from Amy to send engagement letters for encroachments that are not grandfathered.
- Beach committee – to date, there are 92 nests and 37 false crawls. The latest report about beach renourishment states that work will commence in late July (laying the pipes and establishing the equipment off shore). The sand pumping will begin in August at the northern most part of the island, then at the southernmost part, and mid island will begin sometime in late September or October and continue into April or May 2026. These dates are all subject to change.
- Natural Resource committee – Chuck Perry reports that there are bicycle issues in the Avocet access. John will research costs for the installation of a bike rack and some sand fencing. Chuck is working on the signs and posts for the BCOLT easement property.
- Safety committee – there has not been a meeting in the last month. Incidents are increasing in the Forest Beach neighborhood. Massimo has hired his own security who patrol 24/7, and there is still a lot of criminal activity on his property. There were deceased coyotes that washed up onto the beach in front of the Grande Ocean 2 nights in a row.

Unfinished Business

Chickens at 16 Park Rd – they are still there. John will send a follow up letter.

New Business

Review of ARB fee structure and compensation for ARB administrator – no updates

Executive Session

Review of Guscio proposal for property transfer – no new updates

The meeting was adjourned at 6:51 pm.