

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday November 10, 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 September 15, 2025 – Doug
 - b) Board review and approve draft minutes from annual meeting October 18th
Members will formally approve minutes at 2026 annual meeting
5. Treasurer's report - John
8. ARB Submissions and pending items – John
 - a) 55 Dune LN – New Pool & Spa – Approved
 - b) Circle Center – Remodel – Approved
 - c) 17 Mallard ST – Spa Addition – Approved
 - d) 130 Jacana ST – New Roof – Approved
 - e) 17 Avocet ST – Exterior Renovation – Approved
 - f) 10 Cassina LN – Pool & Decking Replacement – Approved
 - g) 13 Dove ST – New Pool, Spa & Decking – Approved
 - h) 48 Dune LN – Driveway Replacement – Approved
 - i) 135 Shell Midden LN – Front Porch Addition – Approved
 - j) 10 Cassina LN – Propane Tanks addition in Buffer – Referred to Town
 - k) 2 Elderberry LN – Tree Removal – Referred to Natural Resource Committee
 - l) 2 Elderberry LN – Fence Replacement – Approved
 - m) 210 Jacana ST – New Solar System – Awaiting Submission
 - n) 1 Park RD – New Residential Pool & Spa – Approved
 - o) 10 Cassina LN – Dune Crossover – Awaiting Submission
 - p) 2 Tanglewood DR – Exterior Renovations – Under Review
 - q) 19 Pelican ST – New Roof – Approved
 - r) 12 Ibis ST – New Roof – Approved
 - s) 12 Ibis ST – Residential Pool Renovation – Approved
 - t) 12 Ibis ST – Exterior Painting – Approved
 - u) 10 Dove ST – Tree Removal – Referred to Natural Resource Committee
 - v) 14 Pelican ST – New Pool – Awaiting Submission
 - w) 2 Pelican ST – Residential Pool Renovation – Awaiting Submission
 - x) 19 Ibis ST – Beach Access Improvement – Approved
 - y) 2 Egret ST – Tree Removal – Referred to Natural Resource Committee
9. Covenants enforcement - John
 - a. 5 Bayberry LN – Property Transfer
 - b. 6 Gannet ST – Property Transfer
 - c. 10A Dune LN – Property Transfer
 - d. Mallart ST – Pothole – Referred to HHBS#2AHC

e. 9 Dove ST – Property Transfer

10. Legal updates - John

- a) 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

12. Unfinished Business

- a. None

13. New business

- a) Review annual meeting
- b) Officers' election for 2026
- c) 2025 Annual newsletter

14. Membership comments (Limited to 3 minutes presentation)

15. Executive Session

- a. 16 Park Rd
- b. Cordillo Parkway rezoning
- c. Review of Frank Guscio Proposal for Property Transfer

16. Action from Executive Session

17. Adjournment

The next meeting of the FBOA will be on December 8,2025

FOREST BEACH OWNERS ASSOCIATION

P. O. Box 6442

Hilton Head Island, SC 29938-6442

(843) 785-5565, Fax (843)842-3801

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Minutes of the Meeting of the Board of Directors September 15, 2025

Present: Jack Daly, Amy Fee, Debbie Urato, Frank Roberts (via zoom), Doug Felten (by proxy), Alan Jackson, Larry LaBanc, John Snodgrass, guests Beth Petro, Kirk Brown, Anthony Sanvito, Lee Lucier, Lisa Roberts, Marek Plachta, Mike Johnson, Dave Schweiger, Wendell Conyers, Jeff Jernigan, Drew Brown, David Burkhart, Nicole Roberts

The agenda was approved.

Minutes: The minutes were approved as read.

Director Resignation: Massimo Santangelo has resigned from the Board, effective last week. He is being relocated to Boston. Alan Jackson was elected by unanimous vote to fulfill Massimo's remaining term until the next election at the annual meeting of the membership. There are 2 years left of his term.

Financial Report: the report was approved as submitted.

ARB Report

- 10 Cassina Ln – pool & deck replacement, under review. The house was rebuilt (approved) and the pool, although grandfathered in the setback, may need replacing. According to neighbors, there is irrigation construction in the access area. The new construction has raised the driveway, causing flooding into nearby properties and onto the beach pathway. John will investigate this. FBOA must give approval before the town will review plans.
- 55 Dune Ln – new pool and spa, project cancelled
- 83 Dune Ln – new pool, referred to ARB Services (Sub II)
- Beach Properties Rentals – new sign, approved
- Circle Center – remodel, under review. The remodel is exterior, but pervious parking is planned for the lot with 40% compact spaces. Preliminary DRB approval has been obtained from the town, but FBOA has not seen any plans. The rumored plans are for another grocery store at 47,000 sq ft (an increase of 3,000 sq ft) in the former Bi Lo space. No new business occupants have been announced and current leases are month to month.
- 17 Mallard St – spa addition, under review
- 5 Lark St – referred to ARB Services (Sub II)
- Springwood Villas – repainting, approved
- Tree removal questions – under a certain size and on private property, they can be removed without a permit.
- 25 Lagoon Rd – redevelopment, initial contact
- Solar installation inquiry
- 1 Quail St – pool & deck demolition, referred to ARB Services (Sub II)
- 130 Jacana St – re-roof, under review
- 17 Avocet St – exterior renovation, under review

Covenants Enforcement Report

- Jacana beach access – is it blocked off because of a strand block sale by Guscio? The answer is no.
- Standing water in SFB accesses – Beaufort County sprayed for mosquitoes. Some people are planting non-native species that are narrowing the accesses. FBOA should remove the non-native shrubs.

Legal Report

- 9 Waves to Sunday (9 Juniper Ln) – dormant for more that 1 year, no lawsuit filed. The application for tree removal/pruning, landscaping to the town and to FBOA is complete.
- Charles Hughes (6 Sea Oak Ln) There was a mediated settlement stating that FBOA owns the property and permission must be granted for any landscape work. The suit will be dropped. FBOA is awaiting financial reimbursement for legal expenses.

Committee Reports

- BCOLT compliance – FBOA is waiting for Russell to move forward with the ongoing list of violations.

- Beach committee – Beach renourishment has begun. Sand is being pumped from Bay Point Shoals to the shoreline at Fish Haul Creek. This week Marinex will continue mobilizing equipment for sand placement at Pine Island beach after work at Fish Haul is complete. The nesting part of sea turtle season is finished. There were 237 nests laid (a disappointing number) and 65 are still incubating. Sea Turtle Patrol is on nightly watch through October at the north end of the island due to the renourishment and nest hatchings possible interactions. The town should replace beach signs at the accesses because they are faded and verbose, in conjunction with renourishment. Amy will contact Mike DeMaria with some suggestions.
- Natural Resources Committee – Chuck Perry is out of town and will return in a couple of weeks. Now that the weather is cooling, the sign work will be easier.
- Parking – The town still has the intent of forming a committee. Was data for the 2025 tourist season collected, as stated? Jack will talk to Steve DeSimone.
- Safety Committee – There is nothing new to report. Crime is down, according to Bob Bromage. John will contact him for 2024 comparatives.
- Nominating Committee - Applications are closed; 4 submissions have been received. Nominations can still be made from the floor at the annual meeting. Candidates' names and information will be posted on the FBOA website by Thursday of this week.

Unfinished Business

- Chickens at 16 Park Rd - The town has not responded. It seems as if it is more lenient. Alan suggested to ask Russell about a lawsuit in Sea Pines concerning turkeys.

New Business: The 2026 budget will be included in the agenda for the annual meeting for approval by the membership.

Membership Comments

- Drew Brown (1 Cassina Ln) Thank you for your attention to the mess at 10 Cassina Ln.
- Lee Lucier – The Lantern Parade is being rerouted through the Tiki Hut lot, across SFB Drive and into Celebration Park through the beach parking lot. This will tie up traffic. A better alternative is to go through Coligny Circle to Avocet St and left into Celebration Park. Jack will contact the town.
- Beth Petro – Where are the proxy forms? Larry has posted them on the website. Please send more social media content, photos.

The Annual Meeting of the Membership will take place on October 18, 2025 in the Youth Building at First Baptist Church from 10:00 am – 12:00.

The meeting was adjourned at 6:40 pm.

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Minutes of the Annual Meeting of the Membership October 18, 2025

Present: Jack Daly, Amy Fee, Debbie Urato, Frank Roberts, John Snodgrass

Introduction of the members of the Board

The agenda was approved.

The October 19, 2024 meeting minutes were approved as read.

Presentation from Steve DeSimone, Ward 3 town council representative:

Before 2020 there were no regulations on short term rentals. There is a lot of discussion on refining the new regulations, which is a part of the LMO rewrite. Enforcement will be a large part, as will permits, occupancy, parking, etc. As of now, there is no moratorium on new STRs while the 21-person committee is being formed. There is an executive session meeting on Tuesday evening to determine the makeup of the committee that will gather information and report to the Public Planning Committee. LMO changes will also affect gated communities, and there are Overlay Districts (Forest Beach is one of them) that may have added/different regulations.

The town is in financially healthy; we have an excellent bond rating. There was a 2 mil drop in taxes this year. Our town is funded by tourism dollars: taxes on tourism funds beach renourishment. The solution to overcoming bad actors is enforcement. The town has 8 enforcement officers; there will be more next year. Since February of this year, they are authorized to write citations for parking, noise, safety issues and other violations. The sheriff's department is working more closely with the town. The issue of parking in the Coligny area still has not been addressed by the town, but creating more parking is not the answer; Coligny beach is way overcrowded. The town has been told that employees do not use the public beach parking; there will be a charge for the Coligny beach lot beginning January 1, 2026. Looking forward, the huge development in the Hardeeville area will bring a lot of people to Hilton Head beaches.

The Wild Wings building will be repurposed to house town offices (Beach Management, enforcement) and Sea Turtle Patrol offices with an educational museum. Bike and walking paths are on the town's future plans for SFB Drive and Lagoon Road.

Safety improvements include reconstructing the light system at Lagoon Road and Pope Avenue and raising the crosswalks on SFB Drive to deter speeding. The HAWK signal revisions are also being discussed in cooperation with SCDOT. If anyone has specific issues to discuss, Steve asks that everyone call him, instead of emailing.

Committee Reports

- Safety committee – The sheriff's office is overburdened and cannot respond to all calls for criminal activity in a timely manner. The committee investigated hiring a private security force, but there is not enough money in the budget to fund the \$64,000/year cost. Dues would have to be raised to accomplish this. The county reduced the speed limit on Lagoon Road to 25 mph.
- Forest committee – Working with the town, there are new tree protections in the works designed to save native species and deter non-native ones. The Lawton Beach survey has been completed on the BCOLT property and, perimeter markers will be installed and violations have been addressed. BCOLT is happy with our required management of the trust property. Amy is working with the Audubon conservation committee to protect endangered birds and other wildlife. Some property owners have planted invasive plant species to narrow the beach accesses and there are plans to remove those to protect the integrity of entrance and egress to the beach
- Beach committee – Beach renourishment continues. The adverse weather conditions hampered sand pumping at Pine Island. Marinex had to repair some of the pipes. They resumed Thursday and have continued pumping sand since then. 63,000 cubic yards of sand have been pumped onto Pine Island beach; there is still another 130,000 to be pumped before the heavy equipment can begin to grade the sand. Marinex is approximately 2 weeks behind schedule. Sea turtle nesting season has ended; there were 237 nests laid (a disappointing number, probably due to the cold weather last winter that killed off a lot of the turtles' food supply). There were 196 false crawls, a large number. There are 3 nests still incubating and the Sea Turtle Patrol must sit on the beach all night until the last 3 emerge. The Lantern Parade will take place on November 22, beginning at Alder Lane at 5:30, and ending in Celebration Park.

Financial Report: The interim financial report through September was approved. The 2026 budget was presented and approved.

Report on Legal Matters: There are no pending lawsuits. FBOA is waiting on the reimbursement of legal fees from a settled lawsuit in the Association's favor. It will be reflected in next month's financial report.

Unfinished Business: Beaufort Count Open Land Trust is encouraged by FBOA's management of the 35-acre property in SFB. We are working on enforcement and removal of invasive species.

Election of 2026 BOD nominees

- Doug Felten – his term is expiring; he has expressed a desire to continue on the BOD
- Matt Hardt – his term is expiring; he has not expressed a desire to continue on the BOD
- Alan Jackson – he was appointed to fill the remainder of Massimo Santangelo's term; he has expressed a desire to continue on the BOD
- Jeff Jernigan – he has applied for a directorship on the BOD. He lives out of state and is a builder.
- Lee Lucier – manager of Coligny Plaza; has applied for a director position
- Rusty ???? – owns the Frosty Frog in Coligny, owns 2 properties in FB

- David Schweiger – a retired economics professor and permanent resident in NFB

Ballots were distributed; results will be posted on the website by mid-week.

Membership Comments

- Beth Petro (Beachside Getaway) updated the STR regulations. Please send photos for inclusion in our social media.
- There are several bike paths for improvement on the town's agenda, but not immediately.

The meeting was adjourned at 11:28 am.