

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday June 8, 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,

you can launce Zoom from a browser, by clicking on the link below

<https://us02web.zoom.us/jc/6094078890>

3. You call 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
 - a) Doug Seifert – Candidate for Sheriff (tentative)
 - b) JoJo Woodward - Candidate for Sheriff (tentative)
 - 5-minute intro followed by Q & A
3. Approve Agenda – jack
4. Approval of prior meeting minutes
 - a) Approve meeting minutes from May 11, 2026 – Jack
5. Treasurer’s report - John
6. ARB Submissions and pending items – John
 - a) 19 Sandpiper ST – Completion Inspection – Approved
 - b) 10 Bayberry – Conservation Easement Work – Pending Additional Information
 - c) 5 Laurel LN – Completion Inspection – Approved
 - d) 3 Laurel LN – Setback Inquiry
 - e) 3 Flamingo – New Residential Pool – Approved
 - f) 45 Dune LN – Landscape Inquiry – Referred to Frank Guscio
 - g) 221 Cordillo PKWY – Front Porch Cover / Enclosure – Approved
 - h) 16 Park RD – Inquiry regarding new fence & buffer vegetation removal – No violation
7. Covenants enforcement - John
 - a) 13 Mallard ST – Property Transfer
 - b) 120 Shell Midden LN – Property Transfer
 - c) North Forest Beach DR & Egret ST – Fence Height – LMO not violated
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

None

12. Membership comments (Limited to 3 minutes presentation)

13. Adjournment

The next meeting of the FBOA will be on July 13,2026

FOREST BEACH OWNERS ASSOCIATION

P. O. Box 6442

Hilton Head Island, SC 29938-6442

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

Email: fbassn@gmail.com

Website: forestbeachassociation.org

Minutes of the Meeting of the Board of Directors

May 11, 2026

Present: Jack Daly, Jeff Jernigan (5:40), Amy Fee, Frank Roberts (5:50), Larry LaBanc, John Snodgrass, guests Nina Goralnik, Anthony Sanvito (3 Dune Ln), Melanie (aka Roxi Moron, North Shore Place)

The agenda was approved as amended.

Minutes: The minutes were approved as amended.

Financial Report: Dues revenue is down approximately \$5000 (in addition to Marriott's nonpayment) this year. John will compile a list of owners who have not repaid this year after the new security plan is implemented. The report was approved as presented.

ARB Report

- 9 Bayberry (White) – plat request
- 19 Sandpiper St – completion inspection, pending
- 10 Bayberry – conservation easement work, request for a refund of review fee
- 7 Juniper Ln – tree removal from conservation easement walkway, approved
- 38 NFB Dr – corrected approval letter
- 5 Laurel Ln – completion inspection, pending
- 15 Pelican St – new driveway, garage and screened porch, approved. Tree removal is in discussion with the town

Covenants Enforcement Report

- 5 Dove St – property transfer

- Approval for Avocet St usage by Coligny Plaza for a regatta event – a non-native bush was removed, exposed rebar were hammered down, and weeds removed at Coligny Plaza expense
- 3 Flamingo St – property transfer
- Numerous requests for STR approval letter – The letter has been posted on the FBOA website.

Legal Update Report: nothing ongoing

Committees Updates

- BCOLT compliance – All posts have been installed in concrete and signs posted, under budget. A QR code posted has been sent to BCOLT and we can update it as needed.
- Beach Committee – Sea Turtle nesting season has begun.
- Natural Resource Committee – we are working through the list of violations
- Safety Committee – Frank reached out to Island Security; they have not responded. Lee has the proposal from Island Security, but hasn't shared it with FBOA. Jack will reach out to him. There is a substation in Coligny for the Sheriff's office, not manned.
- LMO rewrite committee – the next meeting will be May 21st. STR in Forest Beach will be discussed. There is a proposal to restrict STRs to the ocean side only in FB, effectively taking away the rental rights of land side owners. This is not popular; there are probably not enough votes to pass it, but everyone is encouraged to attend/speak. The focus should be on restricting mass and scale.

Unfinished Business

- 2026 goals – We are working on all of them: security, BCOLT signs (completed), bylaws revisions.

New Business: Doug Seifert will attend the BOD meeting on June 8th. Primary voting is June 9th.

Membership comments

- Nina Goralnick – Jack explained the current proposals and changes to the STR ordinance. She will remain informed.
- Roxy Moron – She will attend the May 21st meeting online. Larry will send out an email informing everyone how to submit comments online.

The meeting was adjourned to executive session at 6:25 pm.

The BOD emerged from executive session at 6:55 pm. No action was taken as a result of executive session.

The meeting was adjourned at 6:55 pm.