

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday December 8, 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 November 10, 2025 – Doug
5. Treasurer’s report - John
8. ARB Submissions and pending items – John
 - a) 210 Jacana ST – New Solar System – Approved
 - b) 10 Cassina LN – Dune Crossover – Deck Addition – Approved
 - c) 2 Tanglewood DR – Boutique Hotel – Approved
 - d) 15 Pelican ST – Garage Addition – Awaiting New Plans
 - e) 23 Egret ST – Tree Removal – Referred to Natural Resource Committee
 - f) 9 Dogwood – Conservation Easement Work – Approved
 - g) 21 Heron ST – Rot Repair & Window Replacement – Approved
 - h) 103 S Forest Beach DR – Carport Enclosure – Approved
 - i) 21 Dune LN – Completion Inspection – Scheduled
 - j) 40 N Forest Beach DR – New Residential Spa – Approved
9. Covenants enforcement - John
 - a. 140 Jacana ST – Property Transfer
 - b. 66 Dune LN – Property Transfer
 - c. 1 Firethorn LN – Property Transfer
10. Legal updates - John
 - a) None
11. Committee updates
 - a) BCOLT compliance
 - I. Update from BCOLT walkthrough
 - 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. 2025 Annual newsletter

13. New business
 - a) Security Proposal
14. Membership comments (Limited to 3 minutes presentation)
15. Adjournment

The next meeting of the FBOA will be on January 12, 2026

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Minutes of the Meeting of the Board of Directors
November 10, 2025

Present: Doug Felten, Alan Jackson, Amy Fee, Frank Roberts, Debbie Urato, Jack Daly, Matt Hardt (Zoom 5:45), Lee Lucier, Jeff Jernigan, Rusty Jaquiss, John Snodgrass, Larry LaBanc, guests David Burkhardt, Lisa Roberts, Angela Marshall, Wendell Conyers, Jan Dils, Beth Petro

The agenda was approved as amended.

Minutes: The September minutes were approved as amended. The October annual meeting minutes were presented for any corrections.

Financial Report: Dues receipts are ahead of last year at this time. We have reached \$100,000 for the first time. We were refunded legal expenses of \$5500 for the settlement of the lawsuit with Charles Hughes (6 Sea Oak). The report was approved as submitted.

ARB Report

- 55 Dune Ln – new pool and spa, approved
- Circle Center – remodel, approved
- 17 Mallard St – spa addition, approved
- 130 Jacana St – new roof, approved
- 17 Avocet St – exterior renovation, approved
- 10 Cassina Ln – pool and decking replacement, approved with the same footprint unchanged, propane tanks in the buffer (referred to the town), dune crossover (referred to the town; there are conflicting requirements between the state and the town concerning handrails)
- 13 Dove St – new pool, spa and decking, approved
- 48 Dune Ln – driveway replacement, approved
- 135 Shell Midden Ln – front porch addition, approved
- 2 Elderberry Ln – fence replacement, approved. Tree removal – referred to NRC; the town approved some, but not everything requested.
- 210 Jacana St – new solar system, awaiting the fee for review. John was contacted by the solar installation company; he will reach out to them

- 1 Park Rd – new residential pool and spa, approved
- 2 Tanglewood Dr – exterior renovations, under review
- 19 Pelican St – new roof, approved
- 12 Ibis St – new roof, residential pool renovation, exterior painting, approved
- 10 Dove St – dead tree removal in the buffer, referred to NRC
- 14 Pelican St – new pool, awaiting submission
- 2 Pelican St – residential pool renovation, awaiting submission
- 19 Ibis St – beach access improvement, approved
- 2 Egret St – tree removal, referred to NRC. Request is to remove a 42 ft live oak in the setback (specimen and canopy tree > 40 ft). There is not enough evidence from the structural engineer that the tree is damaging or will in the future the structure of the house. Cracks in the deck can be repaired. There is no arborist report, no application

Covenant Enforcement Report

- 5 Bayberry Ln – property transfer
- 6 Gannett St – property transfer
- 10A Dune Ln – property transfer
- Mallard St – large pothole, referred to HHBS#2AHC (Liz Meade, David Berry)
- 9 Dove St – property transfer

Legal Report: Charles Hughes, 6 Sea Oak Ln, has reimbursed legal costs to FBOA of \$5500.

BCOLT Report: The annual walkthrough will happen soon for violations and remediations.

Committee Reports

- Beach committee – The 2025 nesting season has ended. All nests have hatched. There were 237 nests total, a disappointing number. If the winter season is milder this year, we expect a banner year in the 2026 nesting season. The Lantern Parade is scheduled for Saturday, November 22. It will begin at 5:30 at Alder Ln and end at Celebration Park. Beach renourishment is centered at Port Royal Plantation and is expected to continue there through the next two weeks.
- Natural Resources Committee – Doug will reach out to Chuck Perry. There are no new updates from Russell concerning the BCOLT violators. John will call him. There is a plan for bird boxes (in conjunction with Audubon) for placing in the BCOLT property.
- Parking – The town was supposed to have collected parking data during the 2025 tourist season. What is the purpose of charging for parking and what has the data shown? The committee that was supposed to have been studying this has not materialized, but the costs for studies keeps growing. The parking is inadequate, especially for all the town and Island Rec events.
- LMO rewrite – This committee is composed of 21 people from around the island. It does not include anyone from Forest Beach, although 41% of all tax revenue comes from our neighborhood. We are the most complex of all the communities on the island. And there is a FB Overlay District set of regulations. We all must show up at all the public meetings and speak out.
- Safety Committee – There is nothing new to report. The recent shooting at Seascape was isolated to one condo with a group of local underage kids from different high schools. We are still looking at employing a security company for the neighborhood. In partnership with Coligny Plaza, we could save money and have patrols 24/7/365. Lee will obtain a quote from his company (for Coligny Plaza) to present at next month's meeting.

Unfinished Business: none

New Business

- Annual meeting review – The First Baptist Church was very gracious. The venue was perfect, with ample parking and even refreshments. FBOA made a \$250 donation to the church.
- The following BOD officers were elected for 2026: Jack Daly, President, Amy Fee, Vice President, Debbie Urato, Secretary/Treasurer.
- We will continue with the 2026 goal of bylaws revisions for implementation in 2027.
- Annual newsletter – articles are needed asap. The newsletter will go out before Christmas. Jack will write a couple of articles about accomplishments and goals. Amy will write for the Natural Resources Committee. Debbie will write for the Beach Committee. Beth will write an appeal for social media content. All articles will be for review by the Board before publication.

Membership comments: David Burkhart is aware that all STRs will have to be approved by their POA before a town license will be issued. This is limited to new construction only, and will take effect in 2027.

The meeting was adjourned to executive session at 6:41 pm.

The BOD emerged from executive session at 7:24 pm. No action was taken as a result of the executive session. The meeting was adjourned.