

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday June 9, 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 May 12, 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 – Demolition – Approved
 - b) 21 Dove ST – New Decking / Painting and Maintenance – Under Review
 - c) 55 Dune LN – New Pool – Under Review
 - d) 10 Cassina LN – New Beach Walk – Under Review
 - e) 15 Heron ST – New Home – Under Review
7. Covenants enforcement - John
 - a) 38 North Forest Beach DR – Property Transfer
 - b) 6 Osprey ST – Property Transfer
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
 1. Review of ARB fee structure and compensation for ARB administrator
12. Membership comments (Limited to 3 minutes presentation)
13. Executive Session
 - a) Review of Guscio Proposal for Property Transfer
14. Action from Executive Session
15. Adjournment

The next meeting of the FBOA will be on July 14, 2025

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Minutes of the Meeting of the Board of Directors
May 12, 2025

Present: Debbie Urato, John Snodgrass, Amy Fee (Zoom), Massimo Santangelo (Zoom), Frank Roberts (Zoom), Doug Felten (Zoom), guests Beth Petro, Larry LaBanc, David Burkhart, Conyers, J Burk, Lisa Roberts, Brett Myers (1st Baptist Church)

John is conducting the meeting so that Debbie can take notes for the minutes.

Agenda: The agenda was approved as amended.

Minutes: The minutes from the April meeting were approved as read.

Financial Report: The report was approved as submitted.

ARB Report

- 2 Elderberry Ln – setback questions
- 5 Mallard St – inquiry on pavers installation
- 108 Oceanwood – inquiry on ARB requirements for addition
- 10 Cassina Ln – inquiry on beach walk repair/replacement, referred to NRC
- 37 Dune Ln – tree removal, referred to NRC
- 85 Pope Ave – addition of food trucks, approved subject to town approval
- 55 Dune Ln – new pool and decking, awaiting ARB fees
- 113 Oceanwood – completion inspection, approved

Covenants Enforcement Report

- 30 Mallard St – property transfer
- 15 Flamingo St – property transfer
- 225 Cordillo Pkwy – property transfer

- 30 Dune Ln – property transfer
- Inquiries on strand lot building restrictions – multiple questions from realtors, since Guscio has listed several for sale

Legal Updates

- 9 Waves to Sunday (9 Juniper Ln)- no new activity in the past 30 days. FBOA is still waiting on a response to our conservation easement application and approval
- Charles Hughes (6 Sea Oak Ln) – no activity in the past 30 days. There is no response from Mr. Hughes's attorney concerning a date for depositions.

Committee Updates

- BCOLT compliance – Chuck Perry is ready to begin the installation of poles and markers. There has been no new communication with Russell Patterson in the last 30 days. Amy, Jack and Debbie met to review the survey and encroachments. Amy will send these to the Board when she returns from New York.
- Beach committee – The sperm whale that washed up on the beach in Sea Pines was emaciated and in very poor health. Euthanasia was the humane course of action. STP and other marine wildlife experts performed a necropsy, with no results yet. The whale was buried on the beach, 10 feet under the sand. The Sea Turtle Patrol reports that as of today there are 13 nests and 7 false crawls. Hilton Head's first nest was recorded on May 7th. Beach renourishment dates still have not been finalized and the town is in the process of finalizing the choice of a company. As the plans now stand, work will begin at the very north end of the island in August and will commence in our area (central beach) in September or October, very near the end of the turtle nesting season. The nests at the north end of the island will all be moved, but the renourishment may not affect Forest Beach during the nesting season. Stay tuned to updates from the town.
- Natural Resources Committee (NRC) – there have been several property inspections for tree removals. Some were approved and others were approved with mitigation.
- Parking – there are no updates concerning paid parking in Forest Beach. The town is compiling data. Massimo has seen an uptick in people attempting to park in the Grande Ocean lot because of the tag system on Alder Ln, similar to the lots at Beach City, Islanders and Burkes Beach.
- Safety Committee – no new updates

Unfinished Business

- Non-conforming vendors in Forest Beach – The Holiday Inn Express property has been sold and the vendors have moved away.
- The owners at 16 Park Rd were sent a letter informing them of the violation of FBOA covenants concerning their chicken coop. The chickens are still there. John will send another letter.

New Business

- Review of ARB fee structure and compensation for ARB administrator – John and Frank have not met
- New speed limits on Lagoon Rd – the state had already lowered the speed limit on Lagoon Road but had failed to post new signs. John will ask the state to post an additional 25 mph speed limit sign at the corner of Lagoon Rd and Avocet St. The town has not responded to our request for a speed study of NFB Dr from Avocet St to the end of NFB Dr.

Membership Comments

- John Burk (Tanglewood Villas) – Mr. Burk reported that there has been a new property press release announcing the construction of a 20 apartment STR building in the space of the Holiday Inn Express reception building on SFB Dr. Tanglewood Villas is concerned about parking. There has been no ARB application to FBOA, and it is required for town approval.
- Beth Petro has asked for information and pictures to share on the Facebook page: epetro@gmail.com. There are 253 followers.

The board adjourned to executive session at 5:56 pm.

The board emerged from executive session at 6:15 pm. No action was taken as a result of executive session. There will be more research during the next 30 days and will be discussed at the June BOD meeting.

The meeting was adjourned at 6:17 pm.