

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday July 13, 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 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 - Jack
2. Welcome - Neighbors and Town Council members. – Jack
3. Approve Agenda – Jack
4. Approval of prior meeting minutes
 - a) Approve meeting minutes from June 08, 2026 – Jack
5. Treasurer’s report - John
6. ARB Submissions and pending items – John
 - a) 7 Mallard ST – Plat Inquiry
 - b) 1 Wanderer – Completion Inquiry
 - c) 6 Sea Hawk LN – New Pool, Deck, Stairs & Additions – Approved
 - d) 40 Waterside DR – New Multi Family – Awaiting Fees
7. Covenants enforcement - John
 - a) Beach Access Concerns – Referred to Natural Resources Committee
 - b) STR Letters
 - c) 4 Egret ST – Property Transfer
 - d) 23 Holloman Trace – Property Transfer
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 August 10, 2026

FOREST BEACH OWNERS ASSOCIATION

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**Minutes of the Meeting of the Board of Directors
June 8, 2026**

Present: Jack Daly, Rusty Jaquis, Debbie Urato, Lee Lucier, Amy Fee (Zoom), Jeff Jernigan (Zoom), John Snodgrass, Larry LaBanc, Doug Felten, guests Jojo Woodward (candidate for sheriff), David Burkhardt, Ann, Paul Beckler, Beth Petro, Dan Harris

Doug Seifert (candidate for sheriff) had another obligation in Beaufort, unable to make our meeting. Jojo Woodward made a statement and took questions: he wants the sheriff's office to be proactive, not reactive, is supportive of the substation in Coligny Plaza, wants more manpower on the ground, would support a town police force partnership with the sheriff's office, supports the cameras on the beach and will work with ICE.

The agenda was approved.

The minutes were approved as amended.

The financial report was approved as submitted.

ARB Report

- 19 Sandpiper St – completion inspection, approved
- 10 Bayberry (Wood) – FBOA ARB still hasn't received a submission for work to be performed on the conservation easement
- 5 Laurel Ln – completion inspection, approved
- 3 Flamingo St – new residential pool, approved
- 221 Cordillo Pkwy – front porch cover/enclosure, approved
- 16 Park Rd – new fence and buffer vegetation removal, no violation
- 15 Pelican St – no town update, Jack will contact Alex Pinckney

Covenant Enforcement Report

- 13 Mallard St – property transfer
- 120 Shell Midden Ln – property transfer
- NFB Dr & Egret St – fence height, no LMO violation

Legal Report – Russell is still working on the Elderberry beach access issue. The town had the wrong data; the county is correcting the records.

Committees Reports

- Natural Resource Committee/BCOLT compliance – posts, signs and QR codes have been installed at all boundary markers. Property boundary violations are still being investigated and resolved.
- Beach committee – As of today, there are 149 nests and 198 false crawls. The first nest was laid on May 11. The renourishment project will end this week. Sand placement will end on Friday, followed by 2-3 weeks of equipment removal.
- Safety Committee – Coligny Plaza has signed a lease with the Sheriff's Department for a fully functional substation to be manned within the next two weeks. This will be home base at night for the area. Marriott Grande Ocean, the Beach House and Marriott Courtyard will not participate in the agreement with Island Security for nightly patrols. If FBOA partners with Coligny Plaza, it will cost the FBOA \$8,000 for the remainder of the summer season: there would be patrol and arrest capability from 8pm- 4am, 7 days. Lee will send out the details and there will be an email vote by the BOD. We do not know how long the beach, Coligny and Celebration Park cameras will remain in place.
- LMO task force – Steve told Jack that the committee never intended to curtail STRs in Forest Beach. The committee is still discussing mass, scale, elevation and setbacks. The November election will determine the direction of Town Council concerning non-gated communities; there are four seats up for election. We should send out an email to the members concerning this issue. The success of the new security measures is dependent on more dues paying memberships.

Unfinished Business

- 2026 goals – some are completed; the rest are in process
- Bylaws revisions – The board will make limited revisions this year and more comprehensive ones next year.

New Business: Lee has offered his boardroom in Coligny Plaza as a new meeting space for the monthly BOD meetings. It is technology compliant and air conditioned. There will be plenty of parking for the 4:30-6:30 time period. Thank you, Lee!

The meeting was adjourned at 6:15pm.