

# **FOREST BEACH OWNERS' ASSOCIATION, INC.**

## **AGENDA, Board of Directors meeting**

**Monday August 11, 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

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### **Joining the meeting**

**To connect to the Zoom meeting, select one of the following:**

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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

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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>

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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.

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# 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 July 14, 2025 - Doug
5. Treasurer's report - John
  - a) See separate file on the website
6. ARB Submissions and pending items - John
  - a) 10 Cassina LN – Completion Inspection – Pending
  - b) 135 Shell Midden LN – Front Porch Addition – Preliminary Review
  - c) 5 Lark ST – Referred to Karen Dill, ARB Services
  - d) 108 Oceanwood Trace – Residential Additions – Approved
  - e) 1 Quail ST – Referred to Karen Dill, ARB Services
  - f) 1 Juniper LN – Tree Removal – Referred to Natural Resource Committee
  - g) 9 Myrtle LN – New Home with Pool & Spa – Approved
  - h) 13 Dove ST – Tree Removal – Referred to Natural Resource Committee
7. Covenants enforcement - John
  - a) Potholes on Dune LN – Referred to Hilton Head Assets #2 Holding Corporation & Town
  - b) 6 Gannet ST – Duplex – Referred to Town
  - c) 16 Park RD – Buffer Encroachments – Referred to Town
  - d) 7A Roadrunner LN – Property Transfer
  - e) 3 Flamingo ST – Multiple Dwelling Units on One Lot – Referred to Town
  - f) Inquiry regarding a new bike path on Lagoon RD – Referred to Town & Steve DiSimone
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
  - a) None
12. Membership comments (Limited to 3 minutes presentation)
13. Executive Session
  - a) Review of Guscio Proposal for Property Transfer
  - b) Review of Draft Board of Directors Application Form
14. Action from Executive Session
15. Adjournment

The next meeting of the FBOA will be on September 08, 2025

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**Minutes of the Meeting of the Board of Directors**  
**July 14, 2025**

**Present:** Jack Daly, Amy Fee, Massimo Santangelo, Debbie Urato, John Snodgrass, Doug Felten (Zoom), Matt Hardt (Zoom), guests Paul Beckler, Beth Petro, Gibson, Jay Burk, Pat Hengst (5:40)

**Doug deferred the administration of the meeting to Jack.**

**Agenda** – The agenda was approved with the revision of moving discussion of the bylaws revisions to Executive Session.

**Minutes** – The minutes of the June meeting were approved as amended.

**Financial Report** – The report was approved as presented. The ARB fee schedule and compensation are in process. John and Frank have not met yet.

**ARB Report**

- 15 Heron St – new home, pool & spa, approved. FBOA approval was for demolition, not tree removal. The town granted approval for tree removal without due diligence; Alex Pinckney was on vacation.
- 21 Dove St – new decking, painting, and maintenance, approved with conditions
- 55 Dune Ln – new pool, approved
- 10 Cassina Ln – new beach walk, approved
- 109 Pope Ave – Coligny pocket park, approved
- 4 Wanderer Ln – new pool and deck, approved
- 4 Sea Oak Ln – dune crossover, completion inspection

- 14 Park Rd – tree removal, referred to NRC

### **Covenant Enforcement**

- Pelican St - setback questions
- 38 NFB Dr – property transfer
- 6 Sea Oak Ln – pool renovation, setback questions
- Lot 7A Roadrunner Ln – property transfer
- 9 Myrtle Ln – prospective owner John Melcott wants to split the lot and construct two Charleston “shotgun” houses, 26 feet in width each, which would need a variance of the setback requirements. The Board voted not to allow the variance, which conflicts with covenants.

### **Legal Updates**

- 9 Juniper Ln (9 Waves to Sunday) nothing new. Larry will post on the FBOA website a copy of the process for dune work in the conservation easement.
- 6 Sea Oak Ln – there was an arbitration meeting and a proposed settlement. Russell will submit a statement of FBOA legal fees to the opposing attorney for this lawsuit.

### **Committee Reports**

- BCOLT compliance – there are some new violations that have been sent to Russell for creating notices to the violators
- Beach committee – There are 203 sea turtle nests, 162 false crawls and 11 nest boils. The latest advisory from the town concerning beach renourishment: Phase I, Aug 6-15 Fish Haul area will be renourished, followed by Pine Island, Aug 15 – Sept 11, then Port Royal (the heel) Sept 15 – Nov 13. Phase II will occur Nov 13 – Feb 14, central island (including FB), and Feb 14-May 8 south island and South Beach. Phase III, Pine Island breakwater structures will occur after that. Marinex Construction, Inc. is the contractor for the project.
- Natural Resources Committee – 15 Heron St, BCOLT compliance, 14 Park Rd – see above
- Parking – There will be no parking at the Coligny lot this season. The town does not have infrastructure in place to charge and enforce. This discussion is connected to the establishment of a magistrate court and possibly, a town police force
- Safety Committee – Matt, Frank and Massimo had a conference call to develop new strategies for 2026 and beyond. The sheriff’s office is asking to take over ICE responsibilities for the county; will this affect response time for calls for deputies, as they are already too long?

### **Unfinished Business**

- Chickens on Park Rd – pictures were forwarded to the town. John will follow up with Bob Bromage.

### **New Business**

- People who join the monthly board meetings after roll call has been taken will be admitted with an announcement for the record of attendees.
- Nominations for positions on the BOD (there will be two positions for election in 2025) will be taken via an application form, which will be posted online.

**Membership comments:** Paul Beckler – the issue of pedestrians on Lagoon Road is a very dangerous situation. They walk/ride in the street. Constructing a bike path on the Lagoon side is on the town’s agenda. Contact Steve DeSimone for an accurate timeline.

**The meeting was adjourned to executive session at 6:35 pm.**

**The Board emerged from executive session at 7:08 pm.** The board voted to authorize an offer of \$1500 to Frank Guscio and Property Research Holdings for purchase of the covenants for Sub IIA and for the right of lot line revisions in all areas that he owns.

The board members were asked to communicate with John concerning thoughts on bylaws revisions.

**The meeting was adjourned at 7:09 pm.**