

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday February 17, 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. Welcome - Neighbors and Town Council members. - Doug
2. Approve Agenda – Doug
3. Approval of prior meeting minutes
 - a) Approve meeting minutes from January 20, 2025 - Doug
4. Treasurer’s report - John
 - a) See separate file on website
5. ARB Submissions and pending items - John
 - a) Inquiry from Town on 5 Mallard ST ARB requirements
 - b) 10 Cassina LN – Natural Resource Inspection – Approved
 - c) Inquiry from Brixmor regarding Circle Center ARB needs
 - d) Inquiry regarding private signage for 5 Alder LN
 - e) Commercial Fence Replacement – Ocean One Villas – Approved
 - f) Email regarding 42 S Forest Beach – Tree/Bird issue – Referred to Natural Resource Committee
 - g) 5 Mallard ST – New Residential Pool & Decking – Approved
 - h) Setback questions from Town on Dune Lane Flag Lots
 - i) 10 Flamingo ST – New Residential Pool & Decking – Approved
 - j) 23 Dune LN – New Residential Addition - Approved
6. Covenants enforcement - John
 - a) Inquiry regarding strand ownership
 - b) Inquiry on lot setbacks on Myrtle LN
 - c) 15 Heron ST – Property Transfer
7. Legal updates - John
 - a) 9 Waves to Sunday – 9 Juniper LN
 - b) Charles Hughes – 6 Sea Oak LN
8. 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. Turtle trackers
 - ii. Natural Resource Committee
 - a. Property Inspections
 - b. Lawton Survey
 - i. Paid Parking
 - c.) Safety Committee

9. Unfinished Business
 - a. Non-conforming vendors in Forest Beach
9. New business
 - a) John's compensation for ARB Review
10. Membership comments (Limited to 3 minutes presentation)
11. Executive Session
 - a.
12. Action from Executive Session
13. Adjournment

The next meeting of the FBOA will be the December Board Meeting on March 10, 2025

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
January 20, 2025

Present: Jack Daly, John Snodgrass, Debbie Urato, Doug Felten, Massimo Santangelo, Matt Hardt, Frank Roberts, guests Beth Petro, Anthony Sanvito, Trish Lee, Jim Cook

Agenda: The agenda was approved. John will conduct the meeting since officers for 2025 have not been elected.

Minutes: The minutes for the October annual meeting of the membership and the December board of directors meeting were approved as read.

Financial Report: Dues revenue increased in 2024 to \$95,227 from \$88,151 in 2023. There was expenditure of \$20,000 for legal fees and there is \$17,000 budgeted for 2025. There are two open and unresolved legal issues pending. John is not paid extra for his ARB reviews. The report was approved as presented.

ARB Report

- 10 Cassina Ln – request from the contractor for guidance on tree removal. Natural Resources Committee issue. There has been no application to FBOA ARB. The owner must apply to FBOA first, then the Town.
- 5 Laurel Ln – new pool and decking, approved
- 11 Firethorn Ln – fence questions from realtor
- First Baptist Church – new exterior restrooms, approved
- 1 Osprey Ln – the town has ordered mitigation because the tree removed was a canopy participant. This is new LMO requirement.
- 1 Park Rd – landscape inquiry
- 19 Bittern St – residential addition, approved
- 8 Bayberry Ln – completion inspection, approved
- Property owner strand lot questions

Covenant Enforcement Report

- 27 Lagoon Rd – several complaints about the condition of the multi-unit property. Town Code Enforcement says there is no current violation.
- 16 Park Rd – livestock on property. Owner has built a chicken coop and is boarding chickens. This is not a town code violation, but it violates FBOA covenants. John will send to the Board video and audio recordings, and there will be further discussion at next month's meeting.
- 5 Osprey Ln – property transfer

Legal Report

- 9 Juniper Ln (9 Waves to Sunday)
- 6 Sea Oak Ln

Both of these lawsuits are awaiting settlement offers from FBOA, specifically a written set of guidelines to be posted on the website. FBOA will mirror the town's guidelines into a formal FBOA application. NRC is working on this.

Committee Reports

- BCOLT compliance – Caylor Romines from BCOLT did a walkthrough with Jack on the strand property in SFB. Caylor will send a report outlining FBOA improvement and what still needs correcting. Nandina's survey results will also influence the violations. It will help Chuck Perry to identify the installation points for the concrete imbedded posts. FBOA needs more signs to install. John has copies of the survey results and Chuck is working on the post installations.
- Beach committee – Because of the 2025 schedule for renourishment that begins in the spring, all sea turtle nests will be moved to a section of the beach between beach markers 44 – 52. (This begins in Sea Pines and continues to Elderberry Lane, encompassing portions of the BCOLT property.) The plan is to relocate all nests to this location because it will not be renourished, creating a sea turtle "nursery." This is the Sea Turtle Patrol's plan for now.
- Parking – The town has acquired the Wild Wings property, the Aunt Chilada's property and PNC Bank. While there aren't definite plans for each property and a lot of ideas and rumors are floating, there is talk of sharing the Wild Wings building with a nonprofit organization. A town committee to study this still has not been formed. Steve DeSimone will chair this committee and FBOA is hoping that he will include residents and businesses in the area in its makeup. Jack spoke to Marc Orlando and Steve. The town will collect data during the 2025 tourist season as it relates to traffic and parking patterns. Afterward, the committee will make recommendations for paid/free and other parking issues in the Pope Avenue area lots. The Aunt Childa's building is scheduled for demolition in the next two weeks. (Perhaps it will be a firefighter training site.)
- Natural Resource committee – see above: Nandina survey
- Safety Committee – The survey about crime has been sent to all property owners in FB. Everyone is urged to complete it. Bob Bromage has indicated to John that he will forward the statistics on crime in FB. Tammy Becker oversees the town's Public Safety Committee (along with Steve DeSimone and Steve Alfred) and she has agreed to attend some FBOA board meetings. Steve D realizes the need for more crime protection in FB. There won't be any funds from the town for security anytime soon, but perhaps in the future. The Safety Committee has been working for a couple of years on solutions; they have asked for an increase in dues to \$250 to cover the costs of patrols from a private security company. John has a meeting scheduled with some "town folks" to address lowering speed limits on SFB Drive, NFB Drive and Lagoon Road. We have always been told that this is a state issue, but SCDOT gave the town permission to reduce speed limits on Hwy 278. There is also a concern about lack of enforcement.

Unfinished Business: John will speak with the Holiday Inn Express in a sensitive and tactful manner about the non-conforming vendors in FB. These vendors are in violation of FB covenants, based on the 1976 lawsuit brought by the Richardson group.

New Business: The Board has voted to remove Pamela Ovens as a signatory on all bank accounts of the FBOA at TD Bank. Debbie Urato will go to TD Bank with a photo ID to be placed on record as signatory, along with John Snodgrass.

Membership comments: Beth Petro – the crime survey will extend until the February board meeting. So far there are 80-90 responses, with more received every day. There were some comments and 60% of crime incidents were not reported to the BCSO. John will run some analytics and send them out to the Board. Members may attend monthly meetings via Zoom.

The Board adjourned to executive session at 6:33 pm.

The Board emerged from executive session at 6:46 pm. The Board voted to accept the November election results based on legal opinion from Russell Patterson. Officers elected for 2025 are: Doug Felten President, Jack Daly Vice President and Debbie Urato Secretary/Treasurer. John will email these results to the membership.

The meeting was adjourned at 6:49 pm.