

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday September 14, 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 August 10, 2026 – Jack
5. Treasurer’s report - John
6. ARB Submissions and pending items – John
 - a) 40 Waterside DR – New Multi Family – Approved
 - b) 13 Mallard ST – New Residential Pool – Approved
 - c) 103 South Forest Beach DR – Completion Inspection – Approved
 - d) 48 Dune LN – Completion Inspection – Approved
 - e) 2 Sea Spray LN – Residential Addition – Approved
 - f) 3 Flamingo ST – Residential Renovations – Approved
 - g) 15 Heron ST – Completion Inspection – Approved
 - h) 17 Lagoon RD – Commercial Re-roof – Approved
 - i) 108 Oceanwood – Completion Inspection – Pending
 - j) 7 Mallard ST – Fence Location – Referred to Town and Private Attorney
 - k) 19 Ibis ST – Tree Removal – Referred to Natural Resource Committee
 - l) 11 Laurel LN – Exterior Renovations – Under Review
 - m) 2 Curlew ST – Deck Replacement – Under Review
 - n) 30 Mallard ST – Deck Replacement – Under Review
 - o) 40 Knotts WY – Exterior Renovations – Under Review
7. Covenants enforcement - John
 - a) 1 Avocet ST – Property Transfer
 - b) 16 Dove ST – Property Transfer
 - c) 14 Park RD – HUD Complaint – Referred to Attorney
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 Patrols
- f.) Town Council – appointed Land Management Ordinance Task Force update
- 10. Unfinished Business
 - a) 2026 Goals
 - b) Annual Meeting
- 11. New business
 - a) None
- 12. Membership comments (Limited to 3 minutes presentation)
- 13. Executive Session
 - a) 14 Park RD - HUD Complaint
 - b) 2027 Budget Review
 - c) By Law Revisions
 - d) BOD Applications
- 14. Actions from Executive Session
- 15. Adjournment

The next meeting of the FBOA will be the annual meeting, October 17, 2026

Previous minutes for approval

FOREST BEACH OWNERS ASSOCIATION
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Minutes of the Meeting of the Board of Directors
August 10, 2026

Present: Amy Fee, Jack Daly, Lee Lucier, Debbie Urato, Rusty Jaquiss (5:50), Jeff Jernigan (Zoom), John Snodgrass, Larry LaBanc, guests Doug Seifert, Beth Petro

Guest Discussion

Doug Seifert, candidate for Beaufort County Sheriff, led the following question and answer discussion:
Sheriff Tanner's recommendation to Town Council is for a curfew of 9 pm – 6 am of juveniles 17 years of age and under. There are some problems with this: 1) this curfew would not apply to private property (e.g. Coligny Plaza) and 2) juvenile workers and visitors walk around public and private properties in the evenings at 9 pm. Mr. Seifert, if elected, would take a fresh look at

staffing; Covid decimated the ranks of deputies and there are shortages. He would ask County Council for more funding to make salaries compatible with other counties. He has spent many overtime hours in the field, talking to residents and deputies and he knows the local municipalities staffs and elected officials. He has served as a councilman. Mr. Seifert is comfortable working with public/private law enforcement partnerships; Island Security works well with the BCSO. Communication is tantamount. Whenever there are public gatherings organized by private entities, the entity is responsible for security. Many times, off duty deputies are hired. The Board thanked Mr. Seifert for attending our meeting.

The agenda was approved.

The minutes from the July BOD meeting and the Special Meeting (July 27) were approved as read.

Financial Report: Liability insurance was paid in July. The decrease in dues receipts is largely due to the non-payment by Marriott Grande Ocean. There has been some increase since the mass email about the new contract with Island Security. The report was approved as submitted.

ARB Report

- 40 Waterside Dr – new hotel, awaiting fees. Waterside was sold to Travel and Leisure’s timeshare arm.
- 10 Cassina Ln – conservation easement trimming, approved
- 29 Dune Ln – residential additions, approved
- 13 Mallard St – new pool, under review
- 103 SFB Dr – completion inspection, pending
- 48 Dune Ln – completion inspection, pending
- 2 Sea Spray Ln – residential addition, under review
- 3 Flamingo St – residential renovations, under review
- 15 Pelican St – Town did not approve removal of specimen tree. This is a new application and new tree that leans over the house.

Covenants Enforcement Report

- STR letters – the town reports more than 8400 STRs. Around 4500 have turned in applications; of those 2500 have been processed. There is a huge backlog at the town. The application process was opened on April 1; thousands are still waiting for the permits to be released. The town must inspect and enforce all the new regulations by May 1, 2027.
- 8 Flamingo St – property transfer
- 16 Dove St – property transfer, updated
- 23 Holloman Trace – property transfer

Legal Report: nothing to report

Committees Reports

- BCOLT compliance: there will be another walkthrough in the fall. The boat that has remained on the BCOLT property for months is permitted by the town. The town will not release the name of the owner, in order to contact him for removal. The flag poles at 6 Sea Oak, 9 Sea Oak and 10 Sea Oak still remain; letters for removal must be sent to those properties again. All posts and signs have been placed on the boundaries of the BCOLT property.
- Beach committee – to date, there are 413 nests and 450 false crawls. 160 nests have hatched. This may be the end of the nesting part of the season, and we are in the hatching phase.
- Natural Resource committee – the Hickory beach access is still overgrown with invasive species. We should remove the non-natives; this will most likely alleviate the flooding issues.
- Safety committee – Island Security has been contracted until Labor Day. There has been no report of incidents and vagrancy has disappeared. BCSO policing has increased. The Tiki Hut and Big Bamboo aren’t open as late as they used to be and Coligny Plaza is quiet by midnight. A lot of social media noise has been about the new BCSO office in Coligny Plaza. There is a large amount of security support from STR owners; we must obtain the most recent list from the town to contact those STRs who are not dues paying members.

- LMO rewrite committee – There has been no meeting since May. The next meeting is scheduled for August 17. The agenda includes wetlands protection, tree preservation, Bradley Circle, Jonesville, and residential development standards.

Unfinished Business: Bylaws – John has already examined some of the membership definitions, i.e. how property is owned/represented. He will meet with Jeff to redefine these, for presentation to the membership in an email by September 17, and for a vote of approval at the annual meeting.

New Business: The annual meeting will take place on October 17. Amy's and Frank's board positions will be up for election.

Membership comments: none

The meeting was adjourned at 6:38 pm.