

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

**AGENDA, Board of Directors meeting**

**Monday August 8, 2022 5:30 PM**

**This will be a virtual  
meeting**

**Location: Virtual via Zoom**

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 10

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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/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. Welcome - Neighbors and Town Council members
2. Approve Agenda – Jack

3. Approval of prior meeting minutes
  - a) Approve meeting minutes from July 18, 2022 – Included Below – Jack
4. Treasurer's report - John
5. ARB Submissions and pending items - John
  - a) Issues discussed at meeting and list provided quarterly
6. Covenants enforcement John
  - a) Issues discussed at meeting and list provided quarterly
7. Legal updates
  - a) Letter to owners for ARB violations
8. Committee updates
  - a) BCOLT compliance - Jack
    - i. 9 cassina Firepit
    - ii. 10-11 Cassina graywater
    - iii. Tier 1 and 2 responses from Russell
  - b) Overlay committee
  - c) Forest Committee
  - d) Beach Committee
    - i. Turtle trackers
9. Unfinished Business
  - a) Avocet Beach Access
  - b) Forest Beach Signs
  - c) Break-ins North Forest Beach
  - d) Sort Term Rentals (STR)
  - e) Beach Parking
  - f) Golf carts in Forest Beach
  - g) Circle center
10. New business
  - a) None
11. Membership comments (Limited to 3 minutes presentation)
12. Adjournment

The next meeting of the FBOA will be September 12, 2022, at 5:30 PM

“Forest Beach is a beach village where we live, work, play, learn and worship in harmony with everyone, with respect for our neighbors and the natural environment.”

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## **FOREST BEACH OWNERS' ASSOCIATION**

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### **Minutes of the Meeting of the Board of Directors**

**July 18, 2022**

**Present:** Doug Felten, Massimo Santangelo, Jack Daly, Debbie Urato, John Snodgrass, Frank Roberts, Amy Fee, Lee Joyner, Drew and Kirk Brown (1 Cassina Ln), Matt Hardt, Jim Cook, Anthony Sanvito, Nicole Roberts, Larry Patterson, Lois ?, Susan Scurcie, Keith Mace, Lisa Roberts, Paul Beckler, Michael Fischer

**The agenda was approved.**

**Minutes:** The minutes from the June 13<sup>th</sup> Board of Directors meeting were approved as read.

**Financial Report:** It was a quiet month. Dues receipts are on par with last year at this time. Potential dues yet to be received would be from new property transfers. The report was approved as submitted.

#### **ARB Report**

- Lot 187 – Sandpiper St - setback review
- 2 Myrtle Ln – new home, under review
- 21 Holloman Trace – completion inspection, approved
- 4 Cassina Ln – setback questions
- Lot 5A Seahawk Ln – one lot split into 2, some setbacks are grandfathered
- 25 Lagoon Rd – commercial renovations, approved
- 6 Capri Ln – waterslide – under review, ARB submitted, legal discussion, already constructed
- First Baptist Church – vehicle entry gate – a lot of debris has been left, so they will install a carded vehicular access gate on their property, under review
- 9 Bittern St – new pool house – under review

#### **Covenant Enforcement Report**

- 9 Cassina Ln – there are Ligustrum trees planted on our (BCOLT) property. The owner, represented by Tom Snell, would like to move the Ligustrums and plant some Yaupon Hollies on our property. Board members are asked to look at the access and give feedback by next Monday on what should be allowed to be planted in the access. Massimo will send pictures.
- Elderberry Ln emergency vehicle access – this has been resolved by the Town

- 8 Flamingo St – property transfer
- 9 Cassina Ln – fire pit removed from the dunes
- 12 Ibis St – property transfer
- 12 Mallard St – property transfer
- 7 Kingfisher St – property transfer
- NFB Dr overgrowth – question by a resident, referred to the Town
- 15 Mallard St – property transfer
- Parking on Hickory Ln – a resident complained about the volume of construction traffic and vehicles parked, referred to Code Enforcement
- 117 SFB Dr – property transfer
- Mailbox repair and relocation – referred to USPS; they regulate placement
- Golf carts parked in the Firethorn beach access – Wheelz golf carts parked and blocking the access and in the dunes; Jack contacted Wheelz, who asked the renters to remove them. There have also been Mote vehicles parked; Jack contacted the owners. Stand up paddleboards have been tied to trees and stored. None of this is allowed and can be towed, discarded, etc.
- Wanderer Ln – beach access is private by the property owners. Problems must be solved collectively with adjacent residents.

### **Legal Report**

- Bair (Avocet St) beach access encroachment – the property has been cleaned up, the driveway removed, but the brick wall still remains. A question to Russell Paterson is how we could remove it and what our risk would be, in lieu of a lawsuit.

### **Committee Reports**

- BCOLT compliance – There has been no response from Toomer, Hopper or Brooks. Russell states that we should file lawsuits.
- Forest Committee – Jack, Debbie and Lee met today at the Forest with Brian Eber, Chris Yates and David Ames. We asked for a few changes: 1) that tree removal regulations be extended to private properties, just as they are to commercial ones 2) on town building permit applications, a statement that reads “please attach FBOA ARB approval.” This will ensure the consistent application of law throughout Hilton Head Island and is something for which FBOA has been fighting for years, 3) some regulations for removal of specimen trees inward of the buffer. David asked for a document stating our desire as a Board to make changes in the wording of the town’s application. It is our desire to let the Forest remain wild, but even wild there is some minor maintenance required (vines). The acquisition of the Forest by the Town was a swap between the church who owned the land and the Town for some property along Spanish Wells Road. The church determined that the property was too small for their purposes and tried to sell it. A developer contacted John, who told him that the property could only be used for a church, park, or left wild, so the developer backed out. The church then approached the Town for a land swap. It is unsure whether there was any money exchanged, but the title transfer should be available in the Beaufort County tax records.
- Beach Committee – there are 363 nests to date. We are halfway through the season. Nesting occurs usually through mid-August and hatching season lasts until the end of October. There is one green sea turtle nest (rare) on Hilton Head beaches; it was discovered when the Today Show was filming on Hilton Head Island. The next monthly Forest Beach Turtle Tracker meeting will be August 1<sup>st</sup> at 5:30 at Sound Waves.

## **Unfinished Business**

- Break ins in NFB – Jack met with Marc Orlando, Josh Gruber, David Ames and John McCann about the crime in NFB. There has been a lot of delinquency, underage drinking and vandalism this summer. Mayor McCann asked Jack what would help...Jack's reply: some proactive policing on the beach and on the neighborhood streets nightly. We need a patrol on the beach and on the streets from 10 pm – 2 am every night. Major Viens has sent this request to Sheriff Tanner by Mayor McCann, stating, "You have 30 days to make this happen." Today is day 2. Marc spoke to Jack asking for improvements that we observe, or not. We could also have cameras installed at the Sheriff's or Town's expense.
- Golf carts on the roads in Forest Beach – They are not just free rides; they are solicitation devices. Solicitation is prohibited on town property. They should not be allowed on Pope Avenue. We will keep watching.
- Circle Center – Frank hears through the grapevine that the center is for sale and developers are looking at it.

**New Business:** nothing to report

## **Membership comments**

- Keith Mace – 1) What was discovered about HH Cabanas and Beach Services? According to Shore Beach Services, they have a town license. But they may not place them above the mean high tide line in South Forest Beach without permission from FBOA (owner of the dunes). Jack will continue to investigate. 2) What about chairs and other beach equipment left in the dunes overnight? All of that is considered trash if it is left after sunset until sunrise. Amber Kuehn is now employed by the Town to remove all "trash" from 10pm until 2am 4 nights/week, but it can be removed by anyone, legally.
- Drew Brown – "I will send photos of the Cassina beach access parking issues to [fbassn@gmail.com](mailto:fbassn@gmail.com). Thank you for all your work on this."

**The meeting was adjourned at 7:04 pm.**

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