

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

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

**Monday August 12, 2024, 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 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 launce Zoom from a browser, by clicking on the link below

<https://us02web.zoom.us/jc/6094078890>

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3. You call 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 June 10, 2024 (see below) July 2024 meeting was cancelled
4. Treasurer’s report - John
  - a) Check back for updated file on website.
5. ARB Submissions and pending items - John
  - a) Check back for updated agenda to include listing.
6. Covenants enforcement - John
  - a) Check back for updated agenda to include listing.
7. Legal updates
  - a) None
8. Committee updates
  - a) BCOLT compliance - Jack
    - I. Update from BCOLT walkthrough 11/15/23
    - II. Tier 1 - Adverse possession issues
    - III. Tier2 - Gray water dumping in dunes
    - IV. 10 Bayberry - mowing dunes
    - V. 6 Sea Oak - tree topping, brush clearing.
    - VI. 9 Juniper - tree topping, brush clearing.
  - b) LMO overlay Committee.
    - I. Beach Committee
      - a. Turtle trackers
    - ii. Forest Committee
      - a. Removal of leaning trees in beach access
    - i. Beach Parking
    - ii. Golf Carts in Forest Beach
    - iii. LMO Changes related to Parking requirements and Sq Footage
  - b. Safety Committee
9. Unfinished Business
  - a) Circle center
10. New business
  - a) Non-conforming vendors in Forest Beach
11. Membership comments (Limited to 3 minutes presentation)
12. Executive Session
  - a) Board planning.

13. Action from Executive Session

14. Adjournment

The next meeting of the FBOA will be September 9, 2024, at 5:30 PM

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**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](mailto:FBAssn@gmail.com)**

**Website: [forestbeachassociation.org](http://forestbeachassociation.org)**

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

**June 10, 2024**

**July 9,2024 - meeting cancelled**

**Present: Debbie Urato, Jack Daly, John Snodgrass, Massimo Santangelo, Frank Roberts, Amy Fee, Doug Felten, Matt Hardt, guests Lisa Roberts, Conyers, Anthony Sanvito, Nicole Roberts, Ron Turner, Tanya, Beth Petro (Beachside Getaway)**

**Agenda: The agenda was approved as amended.**

**Minutes: The minutes of the May meeting were approved as corrected.**

**Financial Report: The report was approved as submitted.**

**ARB Report:**

- **It's Greek to Me – new patio cover, approved**
- **23 SFB Dr – returned to applicant for resubmittal**
- **23 Sea Oak Ln – completion inspection, approved**
- **3 Alder Ln – new solar panels, approved**
- **1 Juniper Ln – new home, approved**
- **18 Mallard St – new pool, approved**
- **12 Flamingo St – new home, not approved, returned to architect. Plans included incorrect setbacks, pool in buffer, stairs in setback, awaiting resubmission**
- **4 Dove St – remodel, addition and repainting, approved**
- **1 Bittern St – remodel, addition and repainting, approved**
- **11 Lemoyne Av – repainting, approved**
- **19 Dove – repainting, approved**
- **2 Dune Ln – new home, approved**
- **113 Oceanwood – completion inspection, pending review**
- **12 Heron St – trees cut in buffer; Jack will contact the town for some mitigation**
- **9 Juniper Ln – completion inspection, approved**
- **7 Cassina Ln – completion inspection (3), approved**
- **Marriott Grande Ocean – repainting, approved**

- 19 Ibis St – BZA appeal June 24, Sub II, new owners purchased the strand and part of the access to make a larger lot. They are appealing for a variance to construct a garage and sleeping quarters that would exceed 5000 sq ft total. Jack will send out a statement from the FBOA board opposing the variance request; he will email the board members for consensus on wording.

#### Covenants Enforcement Report

- 10 Lemoyne Av #441 – property transfer
- 11 Sea Hawk Ln – property transfer
- NFB Dr and Dove St – fence height on new construction, referred to the town
- 1 Wanderer Ln – property transfer

#### Legal Report

- Boat stored in the dune on BCOLT property – the town has issued a permit for a boat stored on the conservation easement property. This is illegal because: 1) the town does not own the property (FBOA does), 2) the boat is on a conservation easement that prohibits this type of activity. The boat owner lives on the north end of HHI. Russell has contacted the town; John has provided a survey map proving ownership. We are awaiting the town's response.
- Beach House hotel – Ocean One owns the beach in front of their building until the mean high tide line. In conjunction with The Island Rec Center, boats are stored (with a town permit) on the dunes in front of Ocean One. It's the same issue as on the BCOLT property. Ocean Dunes has complained to the town; this will have more relevance when our issue (BCOLT land) is resolved.

#### Committees Reports

- BCOLT compliance – adverse possession issues, gray water dumping in dues, mowing, tree topping and brush clearing – we are awaiting Nandina's completed survey. It is almost finished.
- Beach committee – As of today there are 77 nests with 66 false crawls. This is less than expected for this time in the season. They seem to be all loggerheads, although we won't know for certain until all of the nests hatch. Amy did some research on handrails for dune walkovers. Handrails impede many things (wildlife, visual, etc.) and are not required by the town.
- Forest committee – we did not make it to the next round for the National Fish and Wildlife grant. They were looking for different criteria and there were a lot of applications. This will not change our plans. Sally Krebs has agreed to help us with website development for forest preservation. We could dovetail our efforts with the town's renourishment project in 2025. In NFB the town owns from the top of the rock revetment to the mean high-water mark. A big thank you to Amy for expending a lot of time to fill out the application.
- Beach parking – the town still hasn't addressed this issue. There has been talk of the town's purchase of property along Pope Ave. They have discussed this in executive session but no announcements yet.
- Golf carts – nothing to report
- LMO changes – the town continues to work on this.
- Safety committee – the committee met with Bob Bromage in light of the Tiki Hut expansion. There is more traffic, people staying later hours. Bob tells us that crime statistics are down, but the new Tiki Hut is only one week old. We need to ask him for an exact number of private home cameras that have registered with the BCSO. More discussion will follow in executive session.

#### Unfinished Business

- Circle Center – nothing new to report
- Social media – nothing new to report

**New Business:** The county has plans to resurface several streets in NFB from June 12 -24. Streets included are Avocet, Curlew, Egret, Gannet, Park, Ibis, Flamingo, Bittern, Heron, Dove and Dune Lane.

**Membership Comments: none**

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

**The board emerged from executive session at 7:54 pm. No actions were taken as a result of the executive session.**

**The meeting was adjourned at 7:56 pm.**

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**Our Vision**

**“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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**P O Box 6442 Hilton Head Island, SC 29938-6442 Phone (843) 785-5565 Fax (843) 342-3801**