

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday December 11, 2023, 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

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/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.
2. Approve Agenda – Jack
3. Approval of prior meeting minutes
 - a) Approve meeting minutes from November 13, 2023 (see below)
 - b) Approve Draft of 2023 Annual meeting minutes – Minutes stay in Draft till Members approve at 2024 annual meeting (see below)
4. Treasurer’s report - John
 - a) Reference separate file on website
5. ARB Submissions and pending items - John
 - a) 5 Roadrunner LN – New Roof – Approved
 - b) Hilton Head Beach Villas – New Pool & Decking – Approved
 - c) 130 Jacana ST – Tree Removal – Approved
 - d) 4 Elderberry LN – New Home – Approved
 - e) Ocean I HPR – Exterior Renovation – Approved
 - f) 12 Heron ST – Tree Removal – Approved
 - g) 62 Dune LN – ARB Questions
 - h) 59 Pope AV – New Monument Sign – Approved
 - i) 10 Curlew ST – New Roof – Approved
 - j) Shorewood #4 – New Doors & Windows – Approved
 - k) 9 Dove ST – Exterior Renovations & Patio Enclosure – Approved
 - l) Oceanwalk Villas – Exterior Painting – Approved
 - m) 1 Guscio WY – New Dune Crossover – Approved
 - n) Grande Ocean – Spa Replacement – Approved
 - o) 17 Avocet ST – New Fence – Referred to Town for Placement
 - p) Best Western Ocean Breeze – Exterior Painting – Approved
 - q) 13 Oceanwood – Deck Additions – Updated Approval
 - r) 9 Juniper LN – New Dune Crossover, Ramp & Deck – Approved
 - s) 61 Dune LN – Renovations – Under Review
 - t) 130 Shell Midden LN – New Home – Under Review
 - u) 145 Shell Midden LN – New Home – Under Review
 - v) 221 Cordillo PKWY – New Home – Under Review
6. Covenants enforcement - John
 - a) 10 Dove ST – Property Transfer
 - b) 6 Dove ST – Property Transfer
 - c) 3 Myrtle LN – Renovations w/o Permit – Referred to Town
 - d) Illuminated sign on “The Bank” – Referred to Town
 - e) Inquiry from owner of 10 Sea Oak regarding trimming in Conservation Easement – Referred to Jack
 - f) 21 Dune LN – Property Transfer
 - g) 125 Jacana RD – Possible LMO & STR Violations – Referred to Town
 - h) 4 Firethorn LN – Property Transfer
 - i) 1 Firethorn LN – Possible LMO & STR Violations – Referred to Town
 - j) 38 North Forest Beach DR – Property Transfer

- k) 17 Firethorn LN – Possible LMO & STR Violations – Referred to Town
- l) 1 Firethorn WY – Possible LMO & STR Violations – Referred to Town
- m) 40 North Forest Beach DR – Possible LMO Violations – Referred to Town
- n) 19 Dove ST – Property Transfer
- o) 6 Dove ST – Property Transfer
- p) 9 Juniper LN – Possible LMO & STR Violations – Referred to Town

7. Legal updates

- a) Letter to owners for ARB violations

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
 - iii. Beach Parking
 - iv. Golf Carts in Forest Beach
 - v. LMO Changes related to Parking requirements and Sq Footage
- c) Safety Committee - (Reference separate PDF on website)

9. Unfinished Business

- a) Circle center
- b) Social Media
- c) Annual Newsletter

10. New business

- a) None

11. Membership comments (Limited to 3 minutes presentation)

12. Adjournment

The next meeting of the FBOA will be January 8, 2024, at 5:30 PM

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.”

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

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
November 13, 2023

Present: Jack Daly, Amy Fee, Debbie Urato, Matt Hardt, Massimo Santangelo, Doug Felten, John Snodgrass, Larry LaBanc, guests John Burk, Randy Brittain, John Garner, Jane Krenitsky, Carlos Ramos, John Garnet

Minutes: The minutes of the September meeting of the Board of Directors were approved as read. The annual meeting minutes will be reviewed at next month's board meeting with corrections.

Financial Report: The report is deferred until next month. There is no formal discussion with Jay Wendl concerning the dues for The Beach House.

ARB Report: Activity has increased in the last couple of weeks. There are no new home applications, but some renovations (beach walks, decks, pools, etc.) that typically occur during the off season. There will be a detailed report next month.

Covenant Enforcement Report: There is nothing major, just a few town violations (some unapproved signs on Pope Avenue).

Legal Updates

- There are no updates from Russell Paterson for a couple of months concerning gray water discharge. Jack will take pictures of 6 Sea Oak and 9 Juniper
- Russell is doing research on the ownership of the Avocet strand. Ownership was granted to FBOA by Judge Kemmerlin, but have we been paying taxes on this piece of land.
- Russell is also investigating the recorded document of ownership of the Ibis beach access. Is the width 36' or 50' in width? Part of the Lark Street access has been sold. As FBOA has no covenant jurisdiction in this subdivision, only property owners can sue PRH for violations.

Committee Reports

- BCOLT – Once per year, officials meet FBOA for a dune walk. They record improvements and violations. This year's walk around will take place on Wednesday morning at 9:00. Anyone who is able to participate, please meet at the Alder Lane access. There are ongoing violations around Cassina and Bayberry Lanes. A new violation has occurred at 10 Sea Oak Lane; there was pruning by an unlicensed and uninsured worker for a new Brazilian owner. We will demand for preferred vendors for this property.
- Beach Committee: There will be an end of the year presentation on Thursday, the 16th. A full report will be presented next month.
- Forest Committee: The committee had a meeting on November 2nd with Brian Eber (town natural resources) and Alex Pinkney concerning the protection of specimen trees and the tree canopy. The next meeting will be on November 30 to discuss changes in the LMO wording of tree protection. Chuck Perry will install property markers. Lora Lee Rose from Clemson Extension took a ride with Amy to see the maritime forest and will give some ideas on how to better preserve what remains. The town likes code consistency and so officials are trying to standardize and mitigate with preferred native species (more protection for live oaks over water oaks). The committee meets once per month with Brian and Alex in an ongoing effort to protect what's left of the maritime forest.
- Parking – Code consistency is not a good solution for our neighborhood, and we have asked the town to separate our neighborhood from Burkes Beach and other north end areas. We are still lobbying for separation. We must stay engaged with the town in the LMO rewrite initiatives. There has been a lot of change in town staff who do not know the history of parking initiatives and abandonments in Forest Beach.
- Safety Committee – The monthly meeting with Bob Bromage occurred on November 6th. Items of discussion included: digital signs that track the speed of cars (similar to those in Palmetto Dunes) on NFB, SFB and Dune Lane, the improvement

of the pedestrian crossing at the beginning of SFB Drive (the state DOT has jurisdiction), safety signage on bike paths (similar to those in Sea Pines) and the installation of a bike path on the beach side of SFB Drive. There is a monthly meeting at the Chamber of Commerce that meets every Wednesday at noon; we should be represented. The town is encouraged by the FBOA's efforts to reduce crime, and we are encouraged by the town's engagement. John, Matt, Massimo and Frank are members of the Safety Committee; more members are desired.

Unfinished Business: Veronica Muir has begun to update the FBOA Facebook page. We need to feed her information to post: registering cameras with the Sheriff's Department, bike path meeting with the Chamber, etc.

New Business:

- the election of officers, held every year. The following positions were re-elected: Debbie, Secretary/Treasurer, Doug, Vice President, and Jack, President. All officers are requested to write an article about their committee work. The final draft of the newsletter will be the 3rd week of December, so formal reviewed articles are due by the 2nd week. Jack will direct Cindy (newsletter editor) to take photographs of the park, beach, original dune field at the Baptist Church, etc.
- Perhaps a new committee to form concerning the level of property owners' participation should be formed. Since the newsletter is the only way to reach everyone, a 2024 goal should be to do some analytics on the data of numbers of owners, and how to increase membership in FBOA. There are a lot of new property owners in Forest Beach. FBOA is not a member of the Chamber; should we join?

Membership comments: The Facebook page is named Forest Beach Association-FBA. This will be included in the newsletter.

The meeting was adjourned at 6:59 pm.

FOREST BEACH OWNERS ASSOCIATION

P. O. Box 6442

Hilton Head Island, SC 29928-6442

(843) 785-5565, Fax (843) 842-3801

Email: FBAssn@gmail.com

Website: forestbeachassociation.org

**Minutes of the Annual Meeting of the Membership
October 21, 2023**

Present: board members, Amy Fee, Debbie Urato, Jack Daly, Frank Roberts, Massimo Santangelo, Matt Hardt, John Snodgrass, members John Burk, Cynthia and Lee Joyner, Randy and Carol Brittain, Lisa Roberts, guests Bree Kennedy, Jay Wiendl, Albert Stier, Karen Taylor, Lois Hoyt-Berry

The board members were introduced.

The agenda was approved.

The minutes were approved as read.

Financial Report

- The yearly report was approved as submitted. Although membership dues receipts increased for 2023, there was some loss of membership due to the increase in the amount of dues membership.
- For 2024 there is an expected reduction in development (renovations numbers are down), and projected development is anticipated to continue at the same rate. The proposed budget reflects this.

Guest Speakers

- Michelle Pivik, Director of Membership, Hilton Head/Bluffton Chamber of Commerce: she has 12 years of experience as a small business owner and is the liaison with the Chamber and small businesses. Sentiments from small business owners in our neighborhood include what benefit businesses receive from hospitality taxes and that our area be considered more than just an economic driver for the island. Parking is a huge issue in our neighborhood and has not been fully addressed by the town. She asked that business owners and resident make voices known to the Chamber.
- Kym Castillo, member, Sea Turtle Patrol of Hilton Head: she is a two-decade STP member and a retired teacher from Daufuskie Island. This past season there were 353 nests and that was a surprise, 100 more than anticipated. There were 82 nests along the beaches of Forest Beach and there were 32 false crawls (between markers 48-72). Sea turtles have received everyone's attention, largely because of the efforts of the Today Show and Conde Nast. The last nest of the season was inventoried on Tuesday, October 17. Lights on the beach are the biggest problem; mothers are repelled by light; babies are attracted to it. On November 14 at Poseidon, there will be a presentation by Dr. Brian Shamblin of the sea turtle genetics project at UGA. There are also nest dedications for the holiday season; they can be accessed at the Sea Turtle Patrol website.

Committee Reports

- Safety Committee – this committee was established in February 2023. The members meet monthly one week before the FBOA board of directors meeting. Some points of discussion include 1) how to register your home camera with the sheriff's office; the sheriff cannot access your registered camera without your permission. In June the BCSO will increase patrols on the beach and during events; staffing remains an obstacle. 2) Speeding on SFB and NFB Drives is also an issue, as is the crosswalk at the entrance to SFB Drive, specifically on Memorial Day and Labor Day weekends. The committee is expanding its reach to Mayor Perry, Town Council and the Chamber. There was a plea for more members to join the Safety Committee. 3) Bike safety is a problem. Signs should be installed on pathways, similar to those in Sea Pines. The rules of biking should be given to all visitors in rental packages; there are some very dangerous areas where bikers can't be seen. 4) In Forest Beach we depend on the BCSO, since we don't have a private security force like in gated communities. Crime increases during the spring and summer months. Everyone is encouraged to use the MyHHI app and to contact the BCSO if a crime is witnessed. The town and BCSO are working on license plate recognition software to catch criminals. FBOA is also working on a new Facebook page for safety and other issues.
- Forest Committee – This committee has met with town officials to protect the tree canopy, to institute best practices and change some language in the LMO, with the goal of preserving what is left of maritime forest in Forest Beach. The committee is working to strengthen the role of certified arborists and eliminate weekend cutting and culling. The BCOLT property in South Forest Beach will have signs and QR codes designating it as one of the most important strips of maritime forest and we would like the Audubon Society to identify it as an important bird area.

Legal Report – There are no legal matters at the present, just ongoing legal counsel.

Unfinished Business:

- A 2024 goal centers around the issue of parking. This is an issue that the Town has not addressed adequately. The Town will begin charging for parking in the town-owned lot in April 2024. This was attempted in the past and abandoned. New staff at the town don't know or don't remember the adverse effects of fee-based parking. We want to participate in the town's standardization process. There are no Town representatives here today to discuss this. The town has bought the Wild Wings property; there is talk that it will be used for parking.
- There is a mid and north end initiative (Jonesville tract and Burkes Beach) which seeks to standardize the floor to area ratio and parking area ratios. We have our own neighborhood overlay district and don't want to be included with others; we want to control what happens in Forest Beach. We will work with the Town directly through a new subcommittee composed of board members, Coligny business owners and residents.

Election of BOD nominees (2 positions)

Jack Daly and Massimo Santangelo were unanimously re-elected to serve as directors for a three-year term. The Board will elect officers at the November meeting of the Board of Directors.

Members' comments

If there are complaints about STR noise or parking, call the STR nuisance hot line, 843 341-6864. This year is compliance year, 2024 will be different. The ordinance also addresses fire safety, graffiti, water leakage and trash issues. The MyHHI app is very responsive. Complainants can also call the BCSO non-emergency numbers.

The meeting was adjourned at 12:03 pm.