

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

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

**Monday February 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 January 08, 2023 (see below)
4. Treasurer’s report - John
  - a) Reference separate file on website
5. ARB Submissions and pending items - John
  - a) 61 Dune LN – Renovations – Approved
  - b) 130 Shell Midden LN – New Home – Approved
  - c) 145 Shell Midden LN – New Home – Approved
  - d) 221 Cordillo PKWY – New Home – Revision – Under Review
  - e) Marriott Grande Ocean – Spa Renovation – Approved
  - f) Café al Dente – Sign – Approved
  - g) 7 Cassina LN – New Fence – Approved
  - h) 28 Dune LN – Outdoor Additions – Approved
  - i) 5 Egret ST – New Roof & Exterior Painting - Approved
  - j) 5 Firethorn LN – Completion Inspection – Approved
  - k) 135 Shell Midden LN – Completion Inspection – Pending
  - l) Ocean One Boardwalk Replacement – Approved
  - m) 17 Avocet ST – New Fence – Approved
  - n) 40 North Forest Beach – Tree Removal – Approved (Town)
  - o) 3 Alder LN – New Solar System – Pending Application
  - p) 1 Guscio WY – New Dune Crossover – Approved
  - q) 1 Guscio WY – New Deck Addition – Approved
  - r) 5 Alder LN – Conservation Easement Work – Referred to Jack
  - s) 28 Dune LN – Pool Renovations – Under Review
6. Covenants enforcement - John
  - a) Pot Hole on Egret ST – Referred to Town
  - b) 4 Firethorn LN – Property Transfer
  - c) 1 Hickory LN – Property Transfer
  - d) 13A Dune LN – Property Transfer
  - e) Complaint about Crosswalks on Cordillo PKWY – Referred to Town
  - f) 13 Ibis ST – Property Transfer
  - g) 10 Sea Oak LN – Violation of Conservation Easement – LTR from Legal
  - h) 1 Hickory LN – Property Transfer
  - i) 4 Firethorn LN – Property Transfer
  - j) 9 Cassina LN – Violation of Conservation Easement – LTR from Legal
  - k) 48 Dune LN – Property Transfer

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
  
9. Unfinished Business
  - a) Circle center
  - b) Social Media
  
10. New business
  - a) None
  
11. Membership comments (Limited to 3 minutes presentation)
  
12. Executive Session
  - a) Legal Matters
  
13. Action from Executive Session
  
14. Adjournment

The next meeting of the FBOA will be March 11, 2024, at 5:30 PM

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**Minutes of the Meeting of the Board of Directors**  
**January 8, 2024**

**Present:** Jack Daly, Massimo Santangelo, Debbie Urato, Amy Fee, Frank Roberts, John Snodgrass, guests Larry LaBanc, Beth Petro, Lisa Roberts, Aaron Germain (66 Forest Gardens), Jim Cook, Kym MacKenzie (GM at Holiday Inn Express), Veronica Muir, Tanya Williams, Douglass Blohm, Conyers (803 Tanglewood)

**The agenda was approved.**

**Minutes:** The December minutes were approved as read.

**Financial Report:** The January statement was received just today. The end of the year report is deferred until February's board meeting.

**ARB Report:** nothing new has been submitted for approval since last month.

- 221 Cordillo Pkwy – new home, has not been reviewed pending revised plans, was previously submitted
- 9 Juniper – beach overwalk boardwalk, has been approved subject to town and OCRM codes
- 19 Ibis – this lot is in Sub II and not under FBOA purview. Frank Guscio sold part of the access to the property owner. There is 36 feet left for neighborhood beach access on the right side of Ibis St.

**Covenant Enforcement Report:** All is quiet, nothing new to report

**Legal Updates:** See below under BCOLT

**Committee Reports:**

- BCOLT compliance - After the annual walkthrough of the BCOLT property with Caylor Romines, we are awaiting his report. With his software, he can compare maps and any construction or destruction from last year, including the destruction of the dunes in front of 6 Sea Oak and 9 Juniper, mowing the dunes in front of 10 Bayberry, and current gray water issues.
- The owner of 6 Sea Oak appeared in front of the Beaufort County magistrate. The town of HHI asked for mitigation as well as fines. The property owner pleaded no contest and was fined \$1054. This was an unexpected outcome and it proves the weakness of the town's natural resources codes. This issue will be discussed in executive session.
- The owner of 9 Juniper did even more extensive damage to the BCOLT property. He will be in court soon.
- Beach committee – Sea Turtle Patrol and Turtle Trackers are undergoing some structural changes...more information next month.
- Forest Committee – The meeting scheduled for Thursday has been canceled because there is a newly hired chief environmental officer, JT Jett, in the department of natural resources. Meetings are on hold until he is seated.
- Beach parking – The town's underlying reason for the institution of paid parking in the town's lot is to discourage day trippers. "They don't spend money." Jack and several business owners in the Coligny area (David Martin, Courtney Kenneweg, Lee Lucier, Jay Wiendl) will meet with Josh Gruber in a Wednesday meeting at 3:30 in conference room #4. Jack will speak for the neighborhood: locals and employees with not enough

spaces to park, and the resulting illegal parking on neighborhood streets by those who do not wish to pay for beach parking. No parking signs must be updated to standardize that towing will be enforced.

- LMO changes – the town has been quiet. This issue will also be discussed in executive session.
- Safety committee – There was a meeting last Monday with Bob Bromage. The suggestion to hold alternative times during the day for each month’s meeting was discussed to encourage town staff to be in attendance. Karla Vincent (town senior project engineer) is heading a bike path initiative and will attend next month’s meeting. There has not been any progress on the no speeding signs (SFB is a state road), but we could use the temporary sheriff’s department signs on a weekly basis as an interim solution. The committee will speak with David Ames and Darren Shoemaker.

**Membership comments:** none

**The meeting was adjourned to executive session at 6:32 pm.**

**The board emerged from executive session at 7:20 pm.**

**Actions approved by the board in executive session include:**

- A resolution to present to the town: “The FBOA approves of a .45 FAR with a cap of 5000 square feet for residential single-family construction. The code will be grandfathered at the current ratio with the current owner based on the date of change in ownership.”
- The board approved a motion to engage our attorney, Russell Paterson, to legally pursue Charles Hughes, the owner of 6 Sea Oak, for damages to our property, strand, and for mitigation, trespass and legal fees associated with this case.

**The meeting was adjourned at 7:22 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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