

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday January 8, 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

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 December 11, 2023 (see below)
4. Treasurer’s report - John
 - a) Reference separate file on website
5. ARB Submissions and pending items - John
 - a) Check back before meeting for latest listing.
6. Covenants enforcement - John
 - a) Check back before meeting for latest listing.
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
 - c) Annual Newsletter
10. New business
 - a) Annual mailing
 - b) Future meeting dates and times
 - c) Boad housekeeping - review Bylaws and Constitution
[Bylaws and Constitution.pdf \(wsimg.com\)](#)
(Available on the associations website under the covenants tab)

11. Membership comments (Limited to 3 minutes presentation)

12. Executive Session

- a) Matters relating to Town LMO
- b) Legal Matters

13. Action from Executive Session

14. Adjournment

The next meeting of the FBOA will be February 12, 2024, at 5:30 PM

FOREST BEACH OWNERS ASSOCIATION

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Minutes of the Meeting of the Board of Directors

December 11, 2023

Present: Jack Daly, John Snodgrass, Massimo Santangelo, Doug Felten, Debbie Urato, Frank Roberts, Matt Hardt, guests Sandy Budow, Jim Cook, Beth Petro, Kym McKenzie, Conyers, Jane Peacock, Frank Sheppard, Larry LaBanc

Minutes: The November minutes were approved as read. The draft meeting minutes from the annual meeting were approved as corrected.

Financial Report: At the end of the year FBOA is in a good financial position. There were significant ARB fees collected in December. The report was approved.

ARB Report: There was an explanation of ARB and LMO. ARB is the FBOA's jurisdiction and the LMO is the town's jurisdiction.

- 5 Roadrunner Ln – new roof, approved
- Hilton Head Beach Villas – new pool and decking, approved
- 130 Jacana St – tree removal, approved
- 4 Elderberry Ln – new home, approved
- Ocean One – exterior renovation, approved
- 12 Heron St – tree removal, approved
- 59 Pope Ave, new monument sign, approved
- 10 Curlew St – new roof, approved
- Shorewood #4 – new doors and windows, approved
- 9 Dove St – exterior renovation and patio enclosure, approved
- Oceanwalk Villas – exterior painting, approved
- 1 Guscio Way – new dune crossover, approved

- Marriott Grande Ocean – spa replacement, approved
- 17 Avocet St – new fence, referred to the town for placement
- Best Western Ocean Breeze – exterior painting, approved
- 13 Oceanwood – deck additions, updated approval
- 9 Juniper Ln – new dune crossover, ramp and deck, approved
- 61 Dune Ln – renovations, under review for covenants compliance
- 130 Shell Midden Ln – new home, under review for covenants compliance & recommendations
- 145 Shell Midden Ln – new home, under review for covenants compliance & recommendations
- 221 Cordillo Pkwy – new home, under review for covenants compliance & recommendations

Covenants Enforcement Report

- 10 Dove St – property transfer
- 6 Dove St – property transfer
- 3 Myrtle Ln – renovations without a permit – referred to the town
- Illuminated sign on “The Bank” – referred to the town
- 10 Sea Oak – trimming in the conservation easement, unapproved, stopped
- 21 Dune Ln – property transfer
- 125 Jacana Rd – possible LMO and STR violations, referred to the town, multiple units (lockouts), or guest house with kitchen, town is pulling the STR license
- 4 Firethorn Ln – property transfer
- 1 Firethorn Way – possible LMO and STR violations, referred to the town, triplex (multiple kitchens) in a single-family home, violates many town codes
- 38 NFB Dr – property transfer
- 17 Firethorn Ln – possible LMO and STR violations, referred to the town
- 1 Firethorn Way – possible LMO and STR violations, referred to the town
- 40 NFB Dr – possible LMO violations, astroturf, referred to the town
- 19 Dove St – property transfer
- 6 Dove St – property transfer
- 9 Juniper Ln – possible LMO and STR violations: dune crossover over the conservation easement, needs FBOA, OCRM and town approval

Legal Updates: There will be a court hearing next month at the magistrate’s office in Bluffton with the town and FBOA as plaintiffs to try to force mitigation and enforce fines for the destruction of the dune vegetation by the owner of 6 Sea Oak. Russell Paterson will attend. There will be an update next month.

Committee Updates

- BCOLT walkthrough – Jack, Amy and Caylor Romines did the annual walkthrough the conservation easement in SFB. Some owners have reconnected pipes in violation of grey water drainage issues, others are lagging in compliance, but overall, Caylor was positive. There will be a full report from BCOLT next month detailing what we’ve done correctly and suggestions for improvements: e.g. a 3-year moratorium on pruning by 10 Bayberry, 6 Sea Oak and 9 Juniper.
- Beach committee – At the Sea Turtle Patrol year end reception, Dr. Brian Shamblin, director of the sea turtle DNA project at the University of Georgia, spoke about the new research into paternity relationships among the nests in Georgia, South Carolina and North Carolina. The \$ cost for all this science is \$30,000 per year, funded only by private contributions.
- Forest committee – there was another meeting with Brian Eber and Alex Pinkney on November 30. The “Forest Beach Tree Preservation Committee” continues to work with the town to change some language in the LMO to preserve and protect the tree canopy in our neighborhood.

- Safety Committee – Updates include 1) researching the best kinds of speed check signs (similar to ones in Sea Pines and Palmetto Dunes) and researching how these could be installed on state roads in our neighborhood; 2) improvement of the crosswalk at the entrance to SFB Drive. The committee will engage with Darren Schumacher (town traffic engineer); 3) possible installation of bike trail signs along the FB bike paths; 4) plans to engage with the bike safety committee of the Chamber of Commerce and Frank Babel at their monthly Wednesday meetings; 5) keeping Bob Bromage engaged, and include Karla Vincent, town transportation projects engineer. Suggestions included an ask for a bike path along the beach side of SFB Drive and also along Lagoon Road.

Unfinished Business

- Circle Center – there is a rumor that a local developer offered Bricksmore \$20 million for the purchase of Circle Center and it was refused.
- Veronica Muir has done a fabulous job with the FBOA Facebook page. We must add this information into the annual newsletter.
- Larry has received all articles except for something from the safety committee. Matt will send him an article immediately, so that Larry can get everything to Cindy in the next couple of days. Also, to be included must be a list of events that happened in Celebration Park, as evidence of the FBOA’s hard work and the importance of belonging to the Association.

New Business: FBOA should create a Parking Committee. The issue of parking remains unresolved. Town staff remains in flux; many are being reassigned to new departments, some are quitting, and we don’t know whom to talk to about parking issues. It has been announced that the town will begin charging for parking in April 2024 in the public lots in the Coligny area. David Ames has told Jack that there is no “parking czar,” and there is uncertainty in town staff. No one seems to be informed or knowledgeable; perhaps the fees for parking won’t happen this year. Is Darren Schumacher the person to contact? The board voted to have Jack, John and Larry draft a letter to Marc Orlando and Josh Gruber with a copy to David Ames stating that we request involvement about parking in our neighborhood: we want to be included in the conversation and we want the town to listen to our concerns.

Member comments:

- There is no specific LMO committee within FBOA. LMO changes are being worked on throughout various other committees.
- The newsletter goes out only once per year because it is very expensive to mail out. Email blasts contact only those people who have registered their addresses with FBOA (members). Matt is trying, with Coastal Marketing, to access all property owners’ email addresses.
- Jack will contact Missy Luick concerning LMO changes to the FAR.
- What did we learn in the first year of the STR ordinance? 2023 was a compliance year and 2024 is supposed to be the beginning of enforcement. The town does not notify FBOA of violations; those are mostly done by neighbors. Beth Petro will keep us posted with any new information.

The meeting was adjourned at 6:59 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.”

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