

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday June 10, 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 May 20, 2024 (see below)
4. Treasurer’s report - John
 - a) Check back for updated file on website.
5. ARB Submissions and pending items - John
 - a) It’s Greek to Me – New Patio Cover – Approved
 - b) 23 South Forest Beach DR – Returned to Applicant for re-submittal
 - c) 63 Sea Oak LN – Completion Inspection – Approved
 - d) 3 Alder LN – New Solar Panels – Approved
 - e) 1 Juniper LN – New Home – Approved
 - f) 1 Sandpiper ST – Construction Inquiry
 - g) 18 Mallard ST – New Pool – Approved
 - h) 12 Flamingo ST – New Home – Returned to Architect – Not Approvable
 - i) 4 Dove ST – Remodel, Addition and re-painting – Approved
 - j) 1 Bitten ST – Remodel, Addition and re-painting – Approved
 - k) 11 Lemoyne AV – Re-painting – Approved
 - l) 19 Dove ST – Re-Painting – Approved
 - m) 2 Dune LN – New Home – Approved
 - n) 113 Oceanwood – Completion Inspection – Pending Review
 - o) 12 Heron ST – Completion Inspection – Pending Review
 - p) 9 Juniper LN – Completion Inspection – Approved
 - q) 7 Cassina LN – Completion Inspection (3) – Approved
 - r) Grande Ocean Resort – Re-painting – Approved
 - s) Inquiry on Dune Crossover rebuild at 4 Sea Oak LN
6. Covenants enforcement - John
 - a) 10 Lemoyne AV #411 – Property Transfer
 - b) Speed Bumps on North Forest Beach DR
 - c) 11 Sea Hawk LN – Property Transfer
 - d) North Forest Beach & Dove ST – Fence Height on New Construction – Referred to Town
 - e) Inquiry on Contractor Guidelines
 - f) 1 Wanderer LN – Property Transfer
 - g) Question on Solar in Forest Beach
 - h) Boat in Dunes on Conservation Easement Property – Referred to Legal
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
 - 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) Board planning.
13. Action from Executive Session
14. Adjournment

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

FOREST BEACH OWNERS ASSOCIATION
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Minutes of the Meeting of the Board of Directors
May 20, 2024

Present: Jack Daly, Debbie Urato, Amy Fee, Doug Felten, Matt Hardt, Frank Roberts, John Snodgrass, guests, Emily Zimmerman (19 Bittern), Ron Turner, Jim Cook, Conyers, Beth Petro, Carlos Ramos, Tanya, Rose Sanvito. David Ames is not seeking re-election but wants to remain informed of FB issues.

The agenda was approved.

Minutes: The minutes were approved as read.

Financial Report: Dues receipts are ahead of last year at this time. There have been a lot of ARB fees in the last 30 days. The town is now referring everyone to FBOA for review and approval before town approval is granted. The report was approved as presented.

ARB Report: There is no report this month. The construction at 40 Lagoon Rd conforms to FBOA covenants. The new pool and remodel at 1 Firethorn were approved. When new construction involves tree removal, it is reported to the town's Natural Resources Department as well as Community Development.

Covenant Enforcement Report

- A retaining wall along Lagoon and Egret Streets and some bollards on NFB Dr have been constructed in the state right of way. The state was notified and deferred operations to Beaufort County. An onsite visit from the county resulted in a 30-day notice to remove all encroachments. In addition, the owners have been notified that they are responsible for damages to cars and other vehicles.
- The owner of 7 Juniper has mitigated his cutting of trees on BCOLT land.

Legal Updates

- 6 Sea Oak – nothing new
- 9 Juniper – FBOA received an independent review of the mitigation plan by the property owner. Our landscape architect made suggestions on how to install trees to ensure their success. The communication is in the attorneys' hands.

Committees Reports

- BCOLT compliance – Sea Island Land Survey, is still working on the updated survey. It will take time. Chuck Perry is still interested in installing markers, but his wife recently passed away.
- Forest Committee – We have completed a preliminary draft for a federal grant to restore the dunes and maritime forest on the BCOLT property. We are waiting to hear if we will be invited to submit a full proposal.
- Beach Committee – Sea turtle nesting season began May 1st. To date there are 20 nests and 20 false crawls. There are a couple of new boats (permitted by the town) that are being stored on the beach, one by the Beach Walk Hotel and the other on BCOLT property (the owner lives in Palmetto Hall). We will clarify with Josh Gruber that the town may not issue a boat permit for the conservation easement property because: 1) it is private property, 2) the conservation easement precludes this type of activity.
- Beach parking – David Martin and Jack met with David Ames and Steve Desimone concerning the town's lack of awareness of the inadequate parking situation in the Coligny area. The town has discussed purchasing land on Pope Avenue (the old Holiday Inn Express, now in dilapidated condition) to possibly construct a parking garage. It is late to the game.
- Golf carts – Wheelz has been compliant with illegal parking of its golf carts. Please take pictures of offending golf carts and send to the Association.
- Safety Committee – the committee did not meet this month. The committee is still trying to work through the ideas of a private security company. We need to maintain communication with the BCSO. John reported that there are deputies on patrol, although he's not sure where and when.
- LMO changes related to parking requirements and square footage – ongoing discussion at the town.

Unfinished Business

- John has been contacted about renovations for Circle Center by the current owner. No ARB submission has been submitted, but the word is just a refresh, no new construction.
- Social media – the FB page is well received. There are more participants and more pictures.

New Business: new dune walkovers – There are different schools of thought concerning the size of the walkovers. Jack has reached out to the Coastal Conservation League about best practices for their construction: handrails or not. The town reached out to Jack for some LMO rewrites concerning best practices. Everyone, please come up with your own thoughts.

Membership comments

- Conyers – golf carts are allowed on the roads in Forest Beach, but not in the beach accesses.
- Rose Sanvito – the state allows private walkovers from private properties to the beach. Too many make it look like Myrtle Beach and handrails may be an insurance issue.
- Beth Petro (Beachside Getaway) – May and August have proven to be a little softer in the number of reservations compared to the last 3 or 4 years. Overall, reservations are down slightly.

The meeting was adjourned at 6:35 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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