

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday March 13, 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 launce Zoom from a browser, by clicking on the link below

<https://us02web.zoom.us/wc/join/6094078890>

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.

Agenda

1. Welcome - Neighbors and Town Council members.
2. Approve Agenda – Jack

3. Approval of prior meeting minutes
 - a) Approve meeting minutes from February 13, 2023 – Included below – Jack
4. Treasurer's report - John
 - a) Reference separate file on website
5. ARB Submissions and pending items - John
 - a) Check back for updates
6. Covenants enforcement - John
 - a) Check back for updates
7. Legal updates
 - a) Letter to owners for ARB violations
8. Committee updates
 - a) BCOLT compliance - Jack
 - I. Tier 1 - Adverse possession issues
 - Tier2 - Gray water dumping in dunes
 - b) LMO overlay Committee.
 - i. Beach Committee
 - a. Turtle trackers
 - ii. Forest Committee
 - iii. Beach Parking
 - iv. Golf Carts in Forest Beach
 - V. Signs in Forest Beach
 - VI. Update on effort to seek bids for legislative liaison for overlay district – Jack
 - c) Safety Committee
9. Unfinished Business
 - a) Circle center
 - b) Social Media
10. New business
 - a) Jonesville Preservation Society
11. Membership comments (Limited to 3 minutes presentation)
12. Executive session related to Hopper and York on Laurel Lane
13. Any board decisions as a result from execution session
14. Adjournment

The next meeting of the FBOA will be April 10, 2023, 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."

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FOREST BEACH OWNERS' ASSOCIATION

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Minutes of the Meeting of the Board of Directors

February 13, 2023

Present: Massimo Santangelo, Doug Felten, Jack Daly, Amy Fee, Debbie Urato, Matt Hardt, John Snodgrass, guests Larry LaBanc, Susan Scurci, Kelly Jean Kelly

The agenda was approved.

Minutes: The minutes were approved as read.

Financial Report: Dues receipts are ahead of last year at this time. The report was approved as submitted.

ARB Report

- Coligny Plaza – plans have been submitted for the Roller Building (6 Lagoon Rd). They include a remodel of the second floor to convert to workforce housing. Everything is approvable, but we are awaiting the ARB fee.
- Beer Garden in the old Bank of America Building – John spoke with the attorney; he was unaware of FB covenants and jurisdiction. They will submit plans and fees in a few days.
- The old Beach Walk Hotel will be leveled soon. The Town has deemed the property unsafe, a fire hazard. A miniature golf course will be built on the property. We should put this information on our website or on social media.

Legal Report

- The compliance letter to Katie Bair has been sent through her attorney, Jeff Reilley.

BCOLT Property Report

- FBOA has received an email from Mr. Hopper (11 Laurel Ln) requesting an inspection of his property to determine if he is in compliance
- The rental home at 6 Laurel Ln (Eagle Properties) reported that the encroaching fence will be removed on February 27.

Committee Reports

- The beach committee, forest committee, LMO committee are all entwined with the new interest in district planning by town staff. This is part of a new movement to update code in all areas of the island and to update the island's overlay districts. David Ames brought this to the town's attention at the January workshop. These updates will begin this summer and the Board members must attend all town meetings. We may need a liaison.
- In the Jonesville area developers have submitted ideas to develop "workforce housing" and have asked the town for variances on density. Nearby residents have reacted negatively and have created the Jonesville Preservation Society.

The town is interested again in preserving land. These are some of the same issues we face. Jack will reach out to the JPS to see how we can perhaps work together on some of our common issues.

- Safety Committee
 1. There is a register your camera link on the FBOA website. The sheriff wants to create a map of residents with linked cameras; in the event of a crime report, an investigator could reach out to adjoining neighbors with cameras to help identify criminals.
 2. There may be a tip line at the BCSO with monitoring by Bob Bromage for beach issues. Two new officers have been hired and two more will be hired to patrol the beaches for unsavory characters and bad behavior. There are ATVs on the way; at the present time the officers patrol in Code Enforcement pickup trucks. There are also unmarked cars patrolling Forest Beach. We should set up a new Facebook account strictly for Forest Beach members. We will search for someone who likes to do this sort of thing. Bob Bromage will attend the March BOD meeting, so that he can bring us up to date on patrol scheduling for spring break.
 3. HAWK signal light at SFB Drive – it is unsafe and confusing to pedestrians and cars. Massimo has suggested a system like the one in Savannah, with a voice supplement. Jeff Buckalew promised that the town would investigate improvements and discuss them with us.
 4. Matt suggested that we install a camera system that counts cars and pedestrians. The cost is approximately \$2500/year; we could fund it in the beginning and subsequently petition the town for funds. The town's technology system is sophisticated and there is a way to talk and track with the BCSO system. It is worth exploring. The committee met with Mayor Perry and Marc Orlando about safety in our area. We now have the town's attention; we must continue to do our research and communicate with Bob. A Facebook page for the neighborhood and a FLOCK (sp?) system, and spring break plans for patrols are our priorities. There is a new partnership between Forest Beach and the Town. Thank you to our hard-working committee: Massimo, Matt, John and Frank.

Unfinished Business

- STR ordinance – this will have an oversized effect on the Forest Beach neighborhood. Beth Petro (Beachside Getaway) explained how the town is implementing its components. The town is concerned with safety, noise, parking, trash and other quality of life issues:
 1. The town's application form asks for square footage, trash receptacles locations, occupancy and fire safety requirements.
 2. Inspections will occur but no one is sure when. A property owner must have a STR permit in addition to the town business license. The town wants everyone in compliance by the end of March.
 3. Parking – spaces must be 18 feet by 9 feet on private property dedicated solely to parking, not on grass or along the street. There is a limit of 6 spaces.
 4. The town also wants information on the occupancy: the number of beds + outside of beds
 5. Bad tourist hotline – how this will work will be determined during spring break; the town's focus is not there yet.
- As an Association, we can direct Forest Beach property owners to the town's website.
- Beach Parking – under the LMO updates
- Golf Carts – also under LMO revisions
- Circle Center – Wild Wings has been sold to the SERG group. It is a separate piece of property. The rest of the center is still listed for sale.
- Social media – Jack will investigate what types of Facebook accounts are available to suit our needs.

Membership comments

Kelly Jean Kelly attended our meeting as a reporter for the Post and Courier. She lives in Forest Beach and is working on a story about beach erosion. The Post and Courier is expanding its coverage to Hilton Head Island and she is their local reporter.

The meeting was adjourned at 6:11 pm.
