

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday March 11, 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 February 12, 2024 (see below)
4. Treasurer’s report - John
 - a) Reference separate file on website
5. ARB Submissions and pending items - John
 - a) 221 Cordillo PKWY – New Home – Revision – Approved
 - b) 135 Shell Midden LN – Completion Inspection – Approved
 - c) 3 Alder LN – New Solar System – Under Review
 - d) 5 Alder LN – Conservation Easement Work – Trimming Denied, Boardwalk Repairs Approved
 - e) 28 Dune LN – Pool Renovations – Approved
 - f) 17 Pelican ST – Completion Inspection – Approved
 - g) 14 Myrtle LN – Pool Renovation – Approved
 - h) 1 Guscio WY – New Deck – Approved
 - i) 62 Dune LN – New Decking & Fence – Approved
 - j) 1 South Forest Beach DR – New Gate House & Entry Gate – Approved
 - k) 6 Egret ST – New Pool – Approved
 - l) 29 Holloman Trace – New Community Beach Path – Approved
 - m) 29 Holloman Trace – New Dune Crossover – Approved
 - n) 10 Pelican ST – Driveway Replacement – Approved
 - o) 40 Lagoon RD – New Detached Garage with Sleeping Quarters – Under Review
 - p) 20 Sea Oak LN – Driveway Work – Under Review
 - q) Metropolitan Hotel – Completion Inspection – Approved
 - r) 9 Dove ST – Completion Inspection – Approved
 - s) 1 Firethorn LN – Tree Removal – Under Review
 - t) 8 Sandpiper ST – Tree Removal – Denial Recommended – Referred to Town
6. Covenants enforcement - John
 - a) 48 Dune LN – Property Transfer
 - b) Fence Questions related to ownership and maintenance
 - c) 38 Firethorn LN – Property Transfer
 - d) 125 Cordillo PKWY #95 – Property Transfer
 - e) 6 Lauren LN – Property Transfer
 - f) 7 Cassina LN – Advertising 2 Homes for Rent on one Lot – Referred to Town
 - g) 1 Dove ST – Property Transfer
 - h) 5 Myrtle LN – Fence & Tree Removal Issues with Neighbor
 - i) 48 Dune LN – Property Transfer
 - j) 9 Cassina LN – Fire Pit installed on Conservation Easement Property – Referred to Legal
 - k) 10 Sea Oak LN – Pavers installed on Conservation Easement Property – Referred to Legal
 - l) 9 Dogwood LN – Tree Cutting on Conservation Easement Property – 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
9. Unfinished Business
 - a) Circle center
 - b) Social Media
10. New business
 - a) The Secretary of State has accepted FBOA Exempt Status for a charity. (see letter below)
[Click lick to view letter.](#) Or view on website under Legal Archives tab.
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 April 08, 2024, at 5:30 PM

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Minutes of the Meeting of the Board of Directors

February 12, 2024

Present: Massimo Santangelo, Amy Fee, Debbie Urato, Jack Daly, Doug Felten, John Snodgrass, Frank Roberts, guests Larry LaBanc, Aldelvalle, Karen Lasko, Marek Plachta, Anthony Sanvito, Ron Turner, Jane Peacock, Robert Shepard (2 Capri Ln)

The agenda was approved.

Minutes: The minutes were approved as read.

Financial Report: Submitted is the year end statement and the January report. Dues receipts are lower than in January last year. The post office lost our mail for a week, which may account for this. PayPal payments have increased a little over last year. The report was approved as submitted.

ARB Report

- 61 Dune Ln – renovations, approved
- 130 Shell Midden Ln – new home, approved
- 145 Shell Midden Ln – new home, approved
- 221 Cordillo Pkwy – new home, revision, under review
- Marriott Grande Ocean – spa renovation, approved
- Café al Dente – sign, approved
- 7 Cassina Ln – new fence, approved
- 28 Dune Ln – outdoor additions, approved
- 5 Egret St – new roof and exterior painting, approved
- 5 Firethorn Ln – completion inspection, approved
- 135 Shell Midden Ln – completion inspection, pending
- Ocean One – boardwalk replacement, approved
- 17 Avocet St – new fence, approved
- 40 NFB Dr – tree removal, approved by the town
- 3 Alder Ln – new solar system, pending application
- 1 Guscio Way – new dune crossover, new deck, approved
- 5 Alder Ln – request for replacement of rotting dune walkover boards (no expansion) and pruning in the easement, no application yet
- 28 Dune Ln – pool renovations, under review

Covenant Enforcement Report

- Pothole on Egret St – referred to the town
- 4 Firethorn Ln – property transfer
- 1 Hickory Ln – property transfer
- 13A Dune Ln – property transfer
- Complaint about crosswalks on Cordillo Pkwy – referred to the town
- 13 Ibis St – property transfer
- 10 Sea Oak Ln – violation of conservation easement – waiting on letter to be sent from Russell Patterson
- 9 Cassina Ln – violation of conservation easement – waiting on letter to be sent from Russell Patterson
- 48 Dune Ln – property transfer

Legal Updates – We are waiting on the letters to be sent to the owners at 10 Sea Oak Ln and 9 Cassina Ln

Committee Reports

- Update from BCOLT after the annual walkthrough (11/15/23) – FBOA received a brief response, stating that we are in compliance and showing a GPS map of this year vs last. There are still a few encroachments, which we are working on. The letter thanked us for our efforts.
- Tier 1 (adverse possession issues) – we are still working on these
- Tier 2 (gray water dumping in the dunes) – we are still working on these
- 10 Bayberry Ln – mowing the dunes – we are still working on this
- 6 Sea Oak – tree topping, brush clearing – we have attempted to serve the owner in WV, now the attempt is being made locally
- 9 Juniper – tree topping, brush clearing – FBOA is waiting on the town’s decision. The owner has an attorney who is trying to resolve this without litigation. They have filmed other properties through drone footage, claiming that others have done this and we are picking on them. FBOA wants mitigation.
- LMO Overlay Committees
 1. Beach Committee – Sea Turtle Patrol has created a new assistant group, The Sea Turtle Patrol Auxiliary, to work with them in lieu of Turtle Trackers. There has been friction between the two groups. Turtle Trackers will continue to exist, but Debbie has resigned from the organization to join the Auxiliary. Everyone involved makes their own decision. This is still evolving, so more information next month.
There has been some hoopla about how the town awards contracts to businesses who service the beach: chairs, umbrellas, life guards, trash collection, etc. Some businesses who want a stake in the contracts would like to see the town separate services instead of issuing one contract that covers all services. FBOA doesn’t have a stake in which vendor is awarded a contract, but we will voice our strong opinion that the beach not become commercialized (e.g. hot dog carts, catered picnics). Debbie will draft a statement to the town to be sent out to the board members for approval.
 2. Forest Committee – Tim Evans, commissioner of the forest for the SC Audubon Society walked our forest with Amy and Jack. Audubon has more qualified people on staff than BCOLT does. Some suggestions and comments included: 1) certain species of birds and other creatures cannot survive anywhere else, 2) mark the corner where the oceanfront lot meets the strand, and that’s where you place the signs and QR codes, 3) place signs also where the strand meets the street. We need an updated survey to identify the shoreline forest and reflag the points. Larry will research who did the original survey and inquire what the additional cost would be to update it. FBOA will then immediately install the posts with rebar; Chuck Perry is still interested in doing that part of the job. Pictures will be taken following the installation. Amy has spoken with Kate Renault, president of the HHI Audubon Society and she is starting a bird friendly certification program, of which we can be a part.
 3. Beach Parking – Jack and several business owners in Coligny Plaza met with Josh Gruber in January. The town committee is considering the points we brought up, and the February meeting has been pushed back to March. The later in the year this is discussed means that the paid parking may not be implemented this season.
 4. Golf carts in FB – nothing new
 5. LMO changes related to parking requirements and square footage for short term rentals – this is also tabled with town staff. Staff is trying to dictate parking spaces based on the square footage of the house. Square footage under 3000 sq ft was not addressed. No maximum number of spaces was stated, but the spaces would be required to be impervious. All of this is confusing and problematic. Staff will redo the numbers to make all of this easier to understand. Staff is also trying to take this parking issue out of the LMO and put it into the STR ordinance. We must keep our eyes on this issue also.
 6. Safety committee – there was another monthly meeting; Bob Bromage was not present. Massimo had a sidebar meeting with Karla Vincent; she has adopted the project of bike paths and crosswalks. The town is going to focus first on the bike paths on Palmetto Bay Road and Arrow Road, as they are county funded. Kiosks and rest areas will be installed along the paths. There are crosswalks that will be remarked at several locations. Email her with any suggestions. The monthly bike meeting at the Chamber is at 10:00 am every 3rd Wednesday in the board room. Anyone can attend. Bike paths on the ocean side of South Forest Beach Drive and along Lagoon Road to Ibis Street are on the town’s

radar, but refurbishing the existing paths is first. Darren Schumacher is working on pedestrian crosswalks.

Massimo will ask Bob Bromage if we can again have the presence of the Sheriff's Winnebago at the St. Patrick's Parade on Sunday, March 17th.

- **Unfinished Business**

1. Circle Center – Rumor has it that a tenant is taking over the BI-LO location. There are leases being signed. The Wild Wings building is still standing. The town has stated that the parking spaces may be used for Coligny area employee parking.
2. Social media – Veronica Muir is doing a fabulous job with the Facebook page. There are more than 500 followers and photo submissions are popular. Comments are positive.

- **New Business:** David Ames, who the Ward 3 representative (Forest Beach, Shipyard, Wexford, Yacht Cove, Long Cove, Spanish Wells), is not seeking another term on Town Council. A couple of people have expressed interest in running for his seat, but no official applications have been filed. We will certainly invite all candidates to our annual meeting in October to ask Forest Beach questions. There seems to be a lot of disagreement on Town Council concerning town priorities.

- **Membership comments:** Karen Lasko (54 NFB Dr) – When will beach nourishment begin and end? There will be a schedule published for 2024-2025. There are not a lot of companies that do this type of work, and they make the schedule. The beach will be renourished in phases, and it could affect tourist season and turtle nesting season.

The meeting was adjourned at 6:31 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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