

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Wednesday May 17, 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 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 April 10, 2023 – Check Back for updated agenda that includes minutes
4. Treasurer’s report - John
 - a) Reference separate file on website
5. ARB Submissions and pending items - John
 - a) The Bank – New Façade Sign – Approved
 - b) Holiday Inn Express – Exterior Renovations – Approved
 - c) Grande Ocean – 2024 Re-painting – Preliminary Review – Approved
 - d) Inquiry regarding 20 Sea Oak LN Renovations
 - e) 1 Guscio WY – Exterior Color Review – Conditional Approval
 - f) 1 Guscio WY – New Siding, Windows & Doors – Approved
 - g) The Bank – Directory Signage – Approved
 - h) 8 Bayberry LN – New Home – Approved
 - i) 110 & 120 Shell Midden LN – Release of Utility Easements
 - j) 9 Bayberry LN – Dune Crossover Repairs – Under Review
 - k) 59 Pope AV – The Bank – Commercial Redevelopment – Approved
 - l) 21 Heron ST – Completion Inspection – Approved
 - m) Inquiry on Gate requirements for property on Dune LN
 - n) The Bank – Monument Sign – Awaiting Fees (Town Advised that DRB has tabled submission and applicant has withdrawn)
 - o) 23 Holloman Trace – Completion Inspection – Pending
 - p) Beach House – Tiki Hut, Pool and Ampitheatre Renovations – Phase I Approved by Town – NO ARB SUBMITTED – Town to contact Applicant – Phase II requires Variance – Town to notify Applicant of ARB needed prior to hearing.
6. Covenants enforcement - John
 - a) 18 Gannet ST – Property Transfer
 - b) 4 Wanderer LN – Property Transfer
 - c) 125 Cordillo PKWY #66 – Property Transfer
 - d) Ibis Beach Walk – Legal Review
 - e) 23 Holloman Trace – Property Transfer
 - f) Lobster Bar – Sunscreen Signage
 - g) Sub 2 Road Repairs – Referred to HHBAHC#2
 - h) 124 NFB DR / Ocean Woods – Overgrown Bamboo – Referred to Ocean Woods to resolve
 - i) Sonesta Resort Lighting – Referred to Town
 - j) 3 Elderberry LN – Property Transfer
 - k) 9 Flamingo ST – Property Transfer
 - l) Heron Street Access – Vegetation Complaint
 - m) 43 Dune LN – Property Transfer
 - n) 28 Sandpiper ST – Property Transfer
 - o) Robin Street Access – Referred to HHBAHC#2

- p) 23 Holloman Trace – Property Transfer
- q) 9 Dove ST – Property Transfer

7. Legal updates

- a) Letter to owners for ARB violations

8. Committee updates

- a) BCOLT compliance - Jack
 - I. Tier 1 - Adverse possession issues
 - II. Tier2 - Gray water dumping in dunes
 - III. 9 Bayberry - raised beach walk
 - 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

- c) Safety Committee

9. Unfinished Business

- a) Circle center
- b) Social Media
- c) 12 Park Road

10. New business

- a) None

11. Membership comments (Limited to 3 minutes presentation)

12. Adjournment

The next meeting of the FBOA will be June 12, 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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Minutes of the Meeting of the Board of Directors April 10, 2023

Present: Larry LaBanc, John Snodgrass, Jack Daly, Doug Felten, Massimo Santangelo, Amy Fee, Matt Hardt, Debbie Urato, Frank Roberts, guests Cathy Falkenberg, J. Jones, Eric Whitton, Lisa Roberts, Dan Harris, Jan Schochet, Lisa Hines, Rose Romboski, Keith Mace, Wendell Conyers, Robby Martinelli, Angel de Valle, Joe & Karen Neely, Lynn Oppenlander, Bob Bromage

The agenda was approved.

Minutes: The minutes were approved as read.

Financial Report: This month's bank statement was just received, so the report is not ready. Dues revenue is on par for the budget. The Holiday Inn Express and The Beach House have not sent their dues for 2023. Massimo will contact The Beach House for their \$3030 check. He has not been successful in contacting the new Courtyard by Marriott; he thinks they are ignoring his calls. The financial report will be submitted at the next meeting.

ARB Report

- New home on Bayberry – under review
- Bank of America building (the new beer garden) – no violations observed, under construction
- 1 Guscio Way (Harper) – additional work, no issues
- Marriott Grande Ocean – repainting during the summer

Covenant Enforcement Report – Two property owners in SFB have violated the dunes ordinances by cutting and pruning. Brian Eber (town representative) is taking charge of this issue. There are state (OCRM) violations as well, but there has been no reply yet.

- 6 Sea Oak – the dunes have been trampled, trees pruned including live oaks, a deck expanded, all without permission. It is shocking. There will be more reporting next month. Mitigation will be required. Beaufort County is also involved, and there will be stiff fines.
- Laurel Lane – the lawsuit has been served; the owners have 30 days to respond.

Perhaps it is time to install BCOLT signs or trail cameras.

- Hilton Head Cabanas Services – this is a company based in Bluffton. Why did the town issue a permit through private land? There is a lot of staff turnover and perhaps the new staff are not familiar with SFB and the BCOLT land.

Committee Updates

- LMO committee – the town is working to update some LMO language concerning divisible dwelling units, lock outs, tree size. These meetings all start in May.
- Beach committee – Turtle Trackers – The Turtle Trackers are more than 600 strong. The season begins May 1st and the Trackers are responsible for “putting the beach to bed” every evening. This means filling in holes, flattening sand structures and picking up trash. Anything left on the beach after sundown will be removed by the town. Turtle Trackers are also responsible for educating the public about beach wildlife. Public turtle talks begin on June 5th at Celebration Park at 8:00 every Monday evening through August. The Forest Beach/Shipyard chapter meetings will occur on the third Monday of each month, May through September. They will be held at Sound Waves (7 Lagoon Road) at 6:00 pm.
- Forest Committee – the town wants to work with our FBOA forest committee to make language changes to the LMO that pertain to the removal of trees.
- Safety committee – there is no new meeting scheduled; we will follow up on an ongoing basis with Bob Bromage. We desire a smooth relationship with him.
- Update from Bob Bromage – There's nothing major to report now; there have been some vehicle break ins in the Marriott Grande Ocean parking garages. There have been reports of golf carts on the bike pathways and children driving golf carts, as well as overcrowded golf carts. Please send emails and pictures to Bob and he will follow up. Massimo called for more

police patrol on SFB Drive, as people speed, and it's dangerous. The FLOCK system is "on the horizon." Please register your private cameras with the sheriff's office.

Unfinished Business

- We are a no parking district. There will be a monitoring system in place (FLOCK) that reads license plate numbers. David Ames supports this effort.
- Golf carts in Forest Beach – Bob Bromage is aware of the problem and is monitoring it.
- Legislative liaison – the town is working on LMO changes, so there is no need for a lobbyist
- Circle Center – the SERG group has purchased the old Wild Wings building; One Hot Mama's is moving into that space. There are a lot of rumors about who will occupy the spaces in the shopping center; nothing official has been announced.
- Social Media – Larry will send out an email blast to recruit someone to be the FBOA Facebook host for a new FBOA FB page.

Comments from the membership

- There was talk of a roadway to bypass Coligny Circle – any updates? This has been discussed for years; the problem was acquiring access through private property. No new updates.
- Dues are voluntary; ARB is mandatory. All covenants are mandatory. If closing attorneys do their jobs correctly, a title search will reveal the existence of covenants. Problems occur when the closing attorneys are not local. MLS must educate throughout the entire organization
- The Sonesta allows trash pickup at 5:00 am, violating the noise ordinance. Please record audio and video and contact Code Enforcement, who reports to Bob Bromage. NFB Drive is a state road, so no one can be prevented from driving on it at any time.
- Shell Midden Lane – there are issues with drainage and the town is involved. Developers will be forced to do some mitigation.
- Trash receptacles are not being returned to the trash enclosures after trash pickup. Whose responsibility is this? Does this fall under the purview of the STR ordinance? Contact Code Enforcement.
- What is BCOLT? It is an oversight organization whose purpose is to make sure that FBOA complies with federal and state laws for the conservation of this easement property. Its acronym stands for Beaufort Count Open Land Trust.

The meeting was adjourned at 6:36 pm.
