

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday May 13, 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 April 8, 2024 (see below)
4. Treasurer’s report - John
 - a) Check back for updated file on website.
5. ARB Submissions and pending items - John
 - a) Check back for updated listing.
6. Covenants enforcement - John
 - a) Check back for updated listing.
7. Legal updates
 - a)
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 June 1, 2024, at 5:30 PM

FOREST BEACH OWNERS ASSOCIATION

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Minutes of the Meeting of the Board of Directors

April 8, 2024

Present: Jack Daly, Debbie Urato, Massimo Santangelo, Frank Roberts, Matt Hardt, John Snodgrass, Larry LaBanc, guests Tanya, Jim Cook, Lisa Roberts, Conyers, Ron Turner, Beth Petro, Michelle Plinta, Paul Beckler

The agenda was approved.

Minutes: The minutes from the March meeting were approved as read.

Financial Report: There is no April update. The current bank statement has not been received. The report will be presented at next month's meeting.

ARB Report

- 3 Alder Ln – new solar system, approved
- 40 Lagoon Rd – new detached garage with sleeping quarters, approved
- 20 Sea Oak Ln – driveway work, approved; this was just a replacement of concrete that was already existing
- 1 Firethorn Ln – new pool, exterior renovations, approved
- 4 Sea Oak Ln – tree cutting in the dunes, had been doing this for years, local landscaper submitted an application, approved
- 59 Pope Ave – Side Hustle Brewing – new sign, approved
- 1 SFB Dr – roof color change, approved
- 2 Sea Oak Ln – tree removal, referred to Jack
- It's Greek to Me – new patio cover, under review
- 23 SFB Dr – Sea Side Villas – tree removal, parking repairs, under review
- 14 Myrtle Ln – pool renovation completion inspection, approved

Covenants Enforcement Report

- 6 Laurel Ln – property transfer
- 3 Driftwood Ln – property transfer
- 7 Juniper Ln - tree cutting in the dunes, BCOLT property, owner will replant

Legal Updates: See below

Committee Updates

- BCOLT compliance – Jack will reach out to Caylor Romines for a more thorough report as a result of the walkthrough on November 15, 2023
- 10 Bayberry – dunes mowing – the property owner plans to switch to a natural arborist. There will be a survey done to determine if part of the new deck is on BCOLT property.
- 6 Sea Oak – Charles Hughes has been served and it is being handled between the attorneys. He claims that he has a “view easement”, but the Hilton Head Company nor its successor or assigns has never issued one. He has been asked to produce the document.
- 9 Juniper – FBOA is waiting on the acceptance of a mitigation agreement by the town; then our approval is required. The town rule states that the new planting must be near the destroyed tree and in a place where it can survive.
- Jack will follow up with Caylor Romines from BCOLT for a more thorough report of the property walkthrough.

LMO Committee

- Beach Committee – Shore Services is franchised by the town for providing life guards, trash removal and beach chairs and umbrellas. On their website, the Island Rec Center states that it will team up with the Beach House to rent sailboats and other recreational equipment in front of the Tiki Hut. There are several issues: 1) where will these items be stored? 2) will it affect nesting turtles? 3) who will benefit from this financially? 4) who else will rent out equipment and encroach on the beach? The Beach House is pushing the limit of everything it thinks it can do. At the Parks and Rec Meeting on Thursday, Jack will ask these questions and report back.
- Forest Committee – Amy is out of town. Report is tabled until next month.
- Safety Committee – the committee had its monthly meeting with Bob Bromage present. He reported that all crime rates have decreased year over year. Karla Vincent did not attend. There was a suggestion for Coligny Plaza businesses to host sheriff deputies for a meal or two to create more time spent there. Jamey Jameson (Go Jo) will meet with Bob.

Members comments: Paul Beckler asked about the ARB questions from someone on Dove St.

The meeting was adjourned to executive session at 6:10 pm.

Upon emerging from executive session, the following actions were taken:

- The board approved the motion for an additional \$2000 to bring the total to \$4500 and not to exceed \$5000 for additional surveying to include marking all points for BCOLT property and the adjoining lots and walkways. Chuck Perry will then install posts in concrete to set corner markers and conservation easement signs in front of all properties.
- Debbie will speak with Amber Kuehn about the Beach House plans.
- Jamey Jameson will speak with the BCSO.
- Jack will talk with Lee Lucier about partnering with Coligny Plaza for security plans with Go Jo.
- John and Amy will get the updated survey on the BCOLT property launched, and then follow up with Chuck Perry.

The meeting was adjourned at 7:08 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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