

# **FOREST BEACH OWNERS' ASSOCIATION, INC.**

## **AGENDA, Board of Directors meeting**

**Tuesday September 19, 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

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### **Joining the meeting**

**To connect to the Zoom meeting, select one of the following:**

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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

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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>

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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.

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# Agenda

1. Welcome - Neighbors and Town Council members.
2. Approve Agenda – Jack
3. Approval of prior meeting minutes
  - a) Approve meeting minutes from August 22, 2023 (see below)
4. Treasurer’s report - John
  - a) Reference separate file on website
5. ARB Submissions and pending items - John
  - a) General Questions on ARB Fee Structure
  - b) 9 Bayberry LN – Dune Crossover – Approved
  - c) Sea Side Villas I – Completion Inspection – Approved
  - d) Covenant Inquiry on Building Height
  - e) 23 Holloman Trace – Completion Inspection – Approved
  - f) Inquiry on New Pool Application Requirements (10 Flamingo ST)
  - g) Inquiry on New Pool Application Requirements (6 Egret ST)
  - h) 95 Dune LN – New Home – Referred to HHBS#2AHC
  - i) Crave Station to Nakama Name Change on Signage – Town Approved
  - j) 100 SFB DR – Access Gates – Approved
  - k) 8 Driftwood LN – New Addition – Approved
  - l) 135 Shell Midden LN – New Deck – Approved
  - m) 20 Sea Oak LN – Exterior Renovations – Approved
  - n) 29 Holloman Trace – New Solar Installation – Approved
  - o) 1 Guscio LN – Amended Approval – Adding Pool and Decking
  - p) 5 Firethorn LN – New Garage and Driveway – Approved
  - q) 1 SFB DR – Beach House – Exterior Renovations and Pavilion – Approved
  - r) 85 Pope AV – New Signage – Nakama – Approved
  - s) 7 Cassina LN – New Pool – Approved
  - t) 41 SFB DR - Ocean Oak – New Pool House – Approved
  - u) 23 Sea Oak LN – Landscape Plan – Approved
  - v) 17 Pelican ST – New Pool – Approved
  - w) 4 Elderberry LN – New Home – Pending Review
  - x) Hilton Head Beach Villas – Pool Renovations – Pending Review
  - y) 16 Gannet ST – New Roof – Approved
  - z) 12 Heron ST – Residential Addition – Approved
6. Covenants enforcement - John
  - a) 3 Elderberry LN – Property Transfer
  - b) 23 South Forest Beach DR – Dune Pruning – Referred to Town
  - c) 11 Hickory LN – Property Transfer
  - d) 10 Park RD – Property Transfer
  - e) 11 Hickory LN – Property Transfer
  - f) 12 Park RD – Rental Violations – Referred to Town
  - g) Gannet & Lagoon RD – Wall in State ROW – Referred to Town
  - h) Construction Noise Complaint – No Violations Found

- i) 10 Cassina LN – Trespassing Complaint
- j) Inquiry about Beach Mats
- k) Multiple Inquiries regarding Holiday Inn Express Fruit Stand
- l) 17 Avocet ST – Property Transfer
- m) 8 Nighthawk – Tree Cutting – Town Approved
- n) Lark Street Beach Access – Referred to HHBS#2AHC
- o) 40 NFB DR – Tree Removal – Approved
- p) 4 Dune LN – Dues Payment Question
- q) 13 Park RD – Dues Payment Question
- r) 17 Avocet ST – Property Transfer
- s) Cassina Beach Access Blockage – Contacted Developer
- t) 95 Dune LN – Strand purchase and construction
- u) 12 Heron ST – Question on POD storage on site

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

10. New business

- a) None

11. Membership comments (Limited to 3 minutes presentation)

12. Adjournment

The next meeting of the FBOA will be October 9, 2023, at 5:30 PM

“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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P O Box 6442 Hilton Head Island, SC 29938-6442 Phone (843) 785-5565 Fax (843) 342-3801

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## FOREST BEACH OWNERS ASSOCIATION

P.O. Box 6442

Hilton Head Island, SC 29938-6442

(843) 785-5565, Fax (843) 842-3801

Email: [FBAssn@gmail.com](mailto:FBAssn@gmail.com)

Website: [forestbeachassociation.org](http://forestbeachassociation.org)

### Minutes of the Meeting of the Board of Directors

August 22, 2023

**Present:** Massimo Santangelo, Matt Hardt, Amy Fee, Doug Felten, Jack Daly, Debbie Urato, John Snodgrass, guests Carlos Ramos, Paul Beckler, Jim Cook, Scott Finaly

**The agenda was approved.**

**Minutes:** The minutes were approved as read.

**Financial Report:** The Holiday Inn Express has just sent their dues for 2023; there was an ownership change and the dues statement was not forwarded. Dues receipts are above last year by \$2500. With the increase in residential dues, some owners have decided not to renew. Dues for commercial properties were not increased. Massimo stated that he still has not been successful with any contact at The Courtyard by Marriott. The report was approved as submitted.

**ARB Report:** Things are not as busy as last year at this time.

- The Beach House (for executive session)
- Ocean Oak
- HH Beach Villas – new pool
- Elderberry

#### Covenants Enforcement Report

- 11 Heron St – There was an attempted removal of 3 trees in the buffer with no permit. The town stopped the work.
- Brick wall at the corner of Gannet and Lagoon in the buffer. The town hasn't ruled yet on its legality in the state/town right of way
- There was a complaint about a shrimp and fruit stand in front of the Holiday Inn Express. The town has okayed its presence because it is licensed, temporary in nature and is on private property. It does not violate any FB covenants.

#### Legal Updates

- BCOLT compliance
  1. 6 Laurel Ln – the fence is on BCOLT property. The property was sold and is not represented by a rental company. The fence is still there, no update
  2. 9 Bayberry Ln – solved
  3. 6 Sea Oak Ln – in court, has been continued. Russell needs pictures for status updates.
  4. 9 Juniper Ln – there is a court date in January. Russell needs pictures.
  5. 11 Bayberry Ln – Billy Toomer – He has argued that his renovations are grandfathered because of the conservation easement deal in 2009, transferring the strands to BCOLT ownership. His argument doesn't hold because he was not one of the 6 properties who originally entered into the deal with the conservation easement.

#### Committee Reports

- Safety Committee – There was another meeting with Bob Bromage. In attendance were Massimo, Matt, Frank and John. The following agenda items were discussed:
  1. More police presence during the summer months in the Coligny area – there are not enough deputies
  2. The BCSO cruiser as a substation can be deployed (parked) during large events only.
  3. The need for more “no parking” signs
  4. Pedestrian crossing safety, especially at the circle turn off to SFB Drive
  5. Graffiti on signs – whose responsibility is it to paint over, replace? Massimo will reach out to Jeff Purdy. If someone witnesses anything, please take pictures and send to Bob. Catching the culprits is a sheriff issue. Replace and paint is a town issue.
  6. Loitering, especially in Coligny Plaza – this can be a long-drawn-out process and it starts with a complaint from the property owner, then a trespass violation, then an arrest.
  7. Crime stats – there are mostly crimes of opportunity, i.e., unlocked cars. Property owners in Sub II are not contacting the sheriff, and so the department is unaware. Owners with outside cameras must step up and register theirs to act as a deterrent to break ins.

Perhaps we need to include Mayor Perry and David Ames in on these discussions. Reports to the town can be made on the MYHHI app. Perhaps we can help with raising money for workforce housing for sheriff deputies.

- Beach committee – There are 343 sea turtle nests so far this year; the season is almost over for the nesting mothers. It is now hatching season and there are 17 nests still incubating in Forest Beach and Shipyard. Hatching season ends October 31. The next Forest Beach/Shipyard chapter meeting of the Turtle Trackers will be on August 21 at Sound Waves.
- Forest Committee – The committee reached out to the town about encroachments into the BCOLT property in SFB. There is a meeting scheduled for September 12 with the town and DNR. BCOLT gave us markers for installation on the property. Chuck Perry is working with us on this. The committee also reach out to the Audubon Society to inquire about being named a designated area for bird species; we are still waiting for their response. The issue at 12 Ibis Street (owner claimed part of the maritime forest into his property) is ongoing. Investigations into best practices by other communities gives precedence into establishing mitigation practices. This will help new town staff work with us to amend the LMO and prevent the destruction of so many trees in our neighborhood.
- Beach parking – This is a wait and see process until April 2024, when the town plans to charge for parking in the town-owned lot.
- Golf carts on the roads in Forest Beach – there has not been much complaint lately.

#### **Unfinished Business**

- Circle Center – The Town of HHI recently bought the old Wild Wings building and surrounding property. The discussion is to use the property for overflow beach parking.
- Social media – nothing to report

**Membership comments:** none

**The meeting was adjourned into executive session at 6:40 pm.**

**The Board emerged from executive session at 7:22 pm.** After some discussion about adequate parking and legal enforcement under FBOA covenants, the board gave John instruction to revise the initial approval document for Phase I of The Beach House’s construction plan to include language about no longer allowing temporary tents (they are vertical structures under FB covenants) and an advisory statement on adequate parking. 1:1 parking space does not allow for the new service area and employee parking and the Town should amend its parking formula for commercial entities.

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