

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

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

**Tuesday September 13, 2022, 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 10

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

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

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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.

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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 8, 2022 – Included Below – Jack
4. Treasurer's report - John
5. ARB Submissions and pending items - John
  - a) 2 Myrtle Lane – New Home – Approved
  - b) 6 Capri Lane – Waterslide – Approved
  - c) Lot 9 Bittern Street – New Pool House – Approved
  - d) 21 Heron Street – Exterior Renovations / roofing – Approved
  - e) 18 Gannet Street – Exterior Paint – Approved
  - f) 23 Sea Oak – tree Trimming – Approved
  - g) 6 Capri Lane – Question on Concrete Curbing for landscape Retention – Answered / Referred to Town
  - h) 6 Capri Lane – Completion Inspection – Approved
  - i) 10 Cassina Lane – New Home - Approved
6. Covenants enforcement John
  - a) 5 Robin Street – Address Change
  - b) 16 Dunes Villas – Property Transfer
  - c) 21 Egret Street – Question on Fence Placement – Answered / Referred to Town
  - d) 15 Mallard Road – Property Transfer
  - e) 1 Dove Street – Property Transfer
  - f) Hickory Lane – Parking / Traffic – Referred to Board
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
  - b) Overlay committee
  - c) Forest Committee
  - d) Beach Committee
    - i. Turtle trackers
9. Unfinished Business
  - a) Avocet Beach Access
  - b) Forest Beach Signs
  - c) Break-ins North Forest Beach
  - d) Sort Term Rentals (STR)
  - e) Beach Parking
  - f) Golf carts in Forest Beach
  - g) Circle center

10. New business

- a) Annual Meeting Date and venue
- b) Approve 2023 Budget - Proposal below

11. Membership comments (Limited to 3 minutes presentation)

12. Adjournment

The next meeting of the FBOA will be the Annual meeting that will be held on either October 15<sup>th</sup> or 22<sup>nd</sup> at 10:00 AM

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

**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 8, 2022**

**Present:** Debbie Urato, Amy Fee, Eleanor Lightsey, Jack Daly, Doug Felten, John Snodgrass, guests Larry LaBanc, Nan Miller and Peter Cupplestone, Keith Mace (111 NFB Court), Jim Cook (8 Dove St), Drew and Kirk Brown (1 Cassina Ln)

David Ames was not present; he was apprised of agenda items.

The agenda was approved.

**Minutes:** The minutes for the July meeting were approved as read.

**Financial Report:** The item for repairs and maintenance was a bill paid to Chuck Perry, our go to handyman, who has serviced us well over the years with very fair compensation. He will replace the two turtle signs that were removed/stolen from Curlew and Gannett Streets. He has also helped with the removal of non-native trees in South Forest Beach. The report was approved as submitted.

**ARB Report**

- 2 Myrtle Ln – waiting for the site plan, structure plan has been received
- 21 Heron St – lot line revision, new house

- 9 Bittern St – new pool house
- 10 Cassina Ln – new home, application and plans have been submitted without fees, the gazebo and parking access is grandfathered unless the new owners tear it down and rebuild
- 6 Capri Ln – waterslide approved; the town has requested engineering details
- A list of monthly activities to be posted with the agenda was again requested.

**Covenant Enforcement Report:** Nothing new in the last three weeks.

#### **Legal Updates**

The brick wall in the Avocet St access has been partially removed. Since Russell's letter to Katie Bair, they are attempting to comply. Russell has advised not to begin a lawsuit, since there is progress, even though it is not according to our timetable. There are 2 new parking spaces on Dune Ln and 4 new posts have been erected for no parking.

#### **Committee Reports**

- BCOLT compliance – The tier 1 violation properties are all addressed:
  1. Billy Toomer (Bayberry) – he claims that everything was built in 1953. John will do an historical aerial review to substantiate his claim. Russell will send a letter for him to sign acknowledging the non-compliant construction and a statement that if he sells the property all the non-conforming features must be removed.
  2. Hopper (Laurel Ln) – Russell sent a letter and there was a conversation that the pavers they installed are on BCOLT property. We are stewards of that property and are obligated to keep it natural.
  3. 6 Laurel Ln – Russell had a conversation with the representative rental company, showing them an as built survey which proves that the fence they erected was not on the owner's property. They have agreed to remove it.

Tier II violations: gray water that is being dumped into the dunes from 10 and 11 Cassina Ln, Juniper Ln

The town wants to know what kind of gray water is being dumped. Jarod from SIPSD had a conversation with Jack. Eleanor would like all the details and she will follow up, as she sits on the board of the SIPSD.

- Overlay committee – Jack spoke with David Ames. Unlike in the past, the new staff at the town would like to work with us for long-term plans for the south end of HHI. There will be a town retreat in mid-September that will include future zoning, parking, etc. for our Overlay District. We have been assured that we will be included in all discussions.
- Forest committee – Amy sent a thank you to Brian Eber and David Ames for meeting with us. David has been on vacation, so Amy will allow him some time to catch up before she contacts him with our next steps in protecting our trees.
- Beach committee – To date, we have 386 turtle nests; the laying part of the season is almost finished. When it has been 2 weeks since the last nest was laid, the nesting part of the season has finished, but now it is hatching season. Turtle Trackers are concerned with filling in the holes in front of the marked nests. Our final Forest Beach sweep will be on September 6 at Coligny beach at 8 am. September 19 marks the last meeting of the season for Forest Beach and Shipyard Turtle Trackers at Sound Waves, at 5:30 pm. We have some issues that we will be presenting to the town during the off season.

#### **Unfinished Business**

- Forest Beach signs – Doug and John are continuing this process with the town.
- Break ins in NFB – no new break ins to report
- There was an article in The Packet stating that the town has approved a study by a parking consultant for paid parking using an app, similar to Savannah's. David A. promises that FBOA will be included in those conversations.
- Golf carts – they are becoming an increasing problem. Some people are advertising rental from Wheelz as part of their house rental package. Jack is in constant communication with Wheelz.
- Circle Center – no new news.

#### **New Business**

- Eleanor has asked the ARB for permission to erect a ramp to enter her house from the side. This ramp would encroach into the LMO buffer, but it does not violate our covenants. The board approved a letter to the town stating that this is allowable under FBOA covenants because it is temporary in nature and is in keeping with the esthetic character of the neighborhood.
- Election season – we should invite all candidates running for public office to our annual meeting: Alan Perry, Peter Kristian, Patsy Brison, Kim Likins, Tamara Becker.
- The annual meeting should be October 15th or 22<sup>nd</sup>, preferably in person. Jack will check on the Coligny Theater, and Larry will investigate Celebration Park.

#### **Member comments**

- Kirk Brown – is there an update on the Cassina St access? Yes, most of the ligustrums have been removed; we can remove the rest at any time. Kirk offered to do that. We will watch the construction of the new house at 10 Cassina closely.
- Eleanor thanked the Board for allowing her ramp to be built.

The meeting was adjourned at 6:34 pm.

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**Forest Beach Owners Association  
2023 proposed Budget**

<b>Income</b>	<b>2022 Budget</b>	<b>Actual as of 7/31/22</b>	<b>2023 Proposed Budget</b>
Dues	\$ 83,000.00	\$ 82,185.00	\$ 83,000.00
ARB Fees	\$ 7,500.00	\$ 12,000.00	\$ 9,000.00
Interest Income	\$ 25.00	\$ 18.00	\$ 25.00
Miscellaneous	\$ 40.00	\$ -	\$ -
<b>Total Income</b>	<b>\$ 90,565.00</b>	<b>\$ 94,203.00</b>	<b>\$ 92,025.00</b>
<b>Expenses</b>			
ARB Expenses	\$ 10,000.00	\$ -	\$ 10,000.00
Consulting (1)	\$ 34,200.00	\$ 20,069.00	\$ 34,200.00
Rent	\$ 160.00	\$ 182.00	\$ 195.00
Insurance	\$ 11,000.00	\$ 1,035.00	\$ 13,000.00
Property Transfer Dues Mailings	\$ 2,400.00	\$ -	\$ 2,400.00
Annual Newsletter / Dues Mailing	\$ 4,500.00	\$ -	\$ 4,500.00
Telephone	\$ 1,925.00	\$ 1,114.00	\$ 1,925.00
Office Supplies	\$ 200.00	\$ 232.00	\$ 250.00
Data Base Maintenance	\$ 1,600.00	\$ -	\$ 1,600.00
Miscellaneous	\$ 1,500.00	\$ -	\$ 1,500.00
Legal	\$ 7,000.00	\$ 3,228.00	\$ 7,000.00
Stewardship Fee	\$ -	\$ -	\$ -
Taxes & Licenses	\$ 4,000.00	\$ 314.00	\$ 4,000.00
Web Site	\$ 500.00	\$ -	\$ 1,100.00
Bank Chages	\$ 325.00	\$ 274.00	\$ 300.00
Postage	\$ 35.00	\$ -	\$ 35.00
Office Equipment	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 1,200.00	\$ 1,079.00	\$ 1,500.00
Special Projects	\$ 1,500.00	\$ 786.00	\$ 1,500.00
<b>Total Expenses</b>	<b>\$ 82,045.00</b>	<b>\$ 28,313.00</b>	<b>\$ 85,005.00</b>
<b>Working Funds</b>	<b>\$ 8,520.00</b>		<b>\$ 7,020.00</b>