

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

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

**Monday April 14, 2025, 5:30 PM**

**This will be a virtual (ZOOM) - Members**

**And in-person meeting – Board Members**

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/join/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. Roll call Board members and guests - Doug
2. Welcome - Neighbors and Town Council members. – Doug
3. Approve Agenda – Doug
4. Approval of prior meeting minutes
  - a) Approve meeting minutes from March 10, 2025 - Doug
5. Treasurer's report - John
  - a) See separate file on website
6. ARB Submissions and pending items - John
  - a) Check back for updated agenda
7. Covenants enforcement - John
  - a) Check back for updated agenda
8. Legal updates - John
  - a) 9 Waves to Sunday – 9 Juniper LN
  - b) Charles Hughes – 6 Sea Oak LN
8. Committee updates
  - a) BCOLT compliance
    - I. Update from BCOLT walkthrough
    - II. Tier 1 - Adverse possession issues
    - III. Tier2 - Gray water dumping in dunes
    - IV. 10 Bayberry - mowing dunes
  - b) LMO overlay Committee.
    - I. Beach Committee
      - a. Sea Turtle Patrol
    - ii. Natural Resource Committee
      - a. Property Inspections
      - b. Lawton Survey
    - i. Paid Parking
  - c.) Safety Committee
9. Unfinished Business
  - a. Non-conforming vendors in Forest Beach
9. New business
  - a) Review of ARB fee structure and compensation for ARB administrator
10. Membership comments (Limited to 3 minutes presentation)
11. Executive Session

a) Review of Guscio Proposal for Property Transfer

12. Action from Executive Session

13. Adjournment

The next meeting of the FBOA will be the December Board Meeting on May 12, 2025

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**FOREST BEACH OWNERS ASSOCIATION**

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**Minutes of the Meeting of the Board of Directors**

**March 10, 2025**

**Present:** Amy Fee, Jack Daly, Doug Felten, Debbie Urato, John Snodgrass, Frank Roberts (Zoom), Massimo Santangelo (phone) guests Janine Jason (135 Dune Ln), Lisa Roberts, Jay Burk (Tanglewood Villas), Karen Taylor (9 Sea Oak Ln), Vernon Wehring (304 Shorewood), Dan Harris (9 Mallard St), Anthony Sanvito (3 Dune Ln), Larry LaBanc

**The agenda was approved as amended.**

**The minutes were approved as amended.**

**Financial Report:** Dues receipts are ahead of last year at this time. There is more participation. Since John has brought this process in house, he can see details that were previously unavailable. Accurate figures will be available prior to next month's meeting, but John thinks that 75% of the memberships are condo owners and 25% are single family homes owners.

**ARB Report**

- 8 Bayberry Ln – mailbox location question, referred to the post office
- 17 NFB Dr – door replacement question
- 1 Dove St – flagpole question
- 10 Cassina Ln – strand pruning, NRC approved...follows new guidelines
- 61 Dune Ln – new solar system – pending review
- Coligny pocket park – Wood and Partners submitted plans for a passive pocket park with benches on behalf of the town, pending review
- 135 Dune Ln – proposed work review (building setbacks), referred to Karen Dill with ARB Services – Subdivision II

**Covenants Enforcement Report**

- 221 Cordillo Pkwy – property transfer
- 4 Dune Ln – rental property complaints (trash cans left out), referred to Code Enforcement
- 16 Egret St – property transfer
- 5 Bittern St – property transfer
- 16 Park Rd – complaint about chicken coops on property, violation of covenants – John will draft a letter of voluntary compliance; loud barking dogs, referred complainant to Beaufort Co animal control
- 12 Park Rd – trash cans not housed property – referred to town STR ordinance

**Legal Report**

- 9 Waves to Sunday (9 Juniper Ln)
- Charles Hughes (6 Sea Oak Ln)

Russell Paterson has received a draft copy of FBOA guidelines for work on easement properties as part of the FBOA application form. There is no further update.

#### **Committee Reports**

- **BCOLT compliance** – We are still waiting on the report from Caylor Romines
- **Beach committee** – Turtle nesting season begins May 1. Ongoing education classes at Hilton Head Elementary are conducted by the Sea Patrol Auxiliary. A delay in the permitting for beach renourishment means that the middle part of HHI will not begin the process until October. This means that perhaps, some nests will not have to be relocated. The Sea Turtle Patrol is asking the town for some office space in the former Wild Wings building.
- **Natural Resources committee** – Now that we have an updated survey, Amy will work with Chuck Perry on the placement of signs. We will politely notify anyone of violations into the BCOLT property. On March 24 Clemson Extension will conduct a workshop on invasive/native species in Beaufort.
- **Parking** – There will be a town staff meeting with Steve DeSimone tomorrow to begin the study and formation of a committee to discuss parking in the Coligny area. The town will collect data from the 2025 season.
- **Safety committee** – there was no meeting and nothing new to report.
- **Unconforming business in Forest Beach** – nothing new to report. John will approach the Holiday Inn Express.

#### **New Business**

- **Review of ARB fee structure and compensation for ARB administrator.** Frank and John will meet to discuss fees of some of the private POAs in our area.
- **Town open house tomorrow at USCB.** This is the town's demonstration of coastal resiliency, and it will be open to the public from 4 – 6 pm. Please see the flyer on the FBOA website.

#### **Membership comments:**

Dan Harris – contact the town via the HHI app for refilling of the dog poop bags in beach accesses, and the placement of trash and recycling cans along the Forest Beach dune line.

The meeting adjourned into executive session at 6:09 pm.

The board emerged from executive session at 6:34. No action was taken resulting from the executive session.

The meeting was adjourned at 6:35 pm.