

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday August 10, 2026, 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

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/join/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. Roll call Board members and guests - Jack
2. Welcome - Neighbors and Town Council members. – Jack
3. Approve Agenda – Jack
4. Approval of prior meeting minutes
 - a) Approve meeting minutes from July 13, 2026 – Jack
 - b) Approve meeting minutes from July 27, 2026 – Jack
5. Treasurer’s report - John
6. ARB Submissions and pending items – John
 - a) 40 Waterside DR – New Multi Family – Awaiting Fees
 - b) 10 Cassina LN – Conservation Easement Trimming – Approved
 - c) 29 Dune LN – Residential Additions – Approved
 - d) 13 Mallard ST – New Residential Pool – Under Review
 - e) 103 South Forest Beach DR – Completion Inspection – Pending
 - f) 48 Dune LN – Completion Inspection – Pending
 - g) 2 Sea Spray LN – Residential Addition – Under Review
 - h) 3 Flamingo ST – Residential Renovations – Awaiting Fees
7. Covenants enforcement - John
 - a) STR Letters
 - b) 8 Flamingo ST – Property Transfer
 - c) 16 Dove ST – Property Transfer – Updated
 - d) 23 Holloman Trace – Property Transfer
8. Legal updates - John
 - a) None
9. Committee updates
 - a) BCOLT compliance
 - i. Update from BCOLT walkthrough
 - ii. Review Nandina Survey of Lawton Beach Forest Preserve, identify unpermitted encroachments, discuss adjacent property issues and next steps.
 - iii. Status of post and sign installation for boundary markers
 - b) Beach Committee
 - i. Sea Turtle Patrol
 - c) Natural Resource Committee
 - i. Property Inspections
 - ii. Lawton Survey
 - e.) Safety Committee
 - i. Security Patrols

f.) Town Council – appointed Land Management Ordinance Task Force update

10. Unfinished Business

- a) 2026 Goals
- b) By Law Review

11. New business

None

12. Membership comments (Limited to 3 minutes presentation)

13. Adjournment

The next meeting of the FBOA will be on September 14, 2026

FOREST BEACH OWNERS ASSOCIATION

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Minutes of the Meeting of the Board of Directors

July 13, 2026

Present: Amy Fee (Zoom), Debbie Urato (Zoom), Jack Daly, Lee Lucier, Jeff Jernigan (Zoom), John Snodgrass, Larry LaBanc, guests Wendell, Beth Petro

The meeting was called to order at 5:30 pm. The agenda was approved as amended.

Minutes: The minutes of the June 2026 meeting were approved as read.

Financial Report: Dues receipts are \$8000 short of last year's receipts to date, without Marriott Grande Ocean's contribution. There was a savings of \$1800 on our general liability policy for parcels and vacant land owned by FBOA (now \$300). Professional liability insurance was recently paid (approximately \$12000). There are 54 fewer paid-up members. Dues notices were sent to 3781, 560 have paid. This represents 13% of property owners. The report was approved as submitted.

Security Proposal

The quote from Island Security for \$49,140 is not feasible for the budget. The Board voted to give Lee the authority to negotiate a \$8000 - \$10,000 trial period agreement that includes:

- Patrols for 4 nights, 2 hours per night (45 minutes per patrol) at random night times
- Includes all of North and South Forest Beach
- This will commence immediately and be effective for the remainder of the summer season
- We will send out a mass email to all property owners asking for their financial support

A new BCSO substation will open in Coligny Plaza on Thursday. It will not be manned, but there will be patrol and beach vehicles parked most times.

ARB Report

- 7 Mallard St – plat inquiry

- 1 Wanderer Ln – completion inquiry
- 6 Sea Hawk Ln – new pool, deck, stairs and other additions- approved
- 40 Waterside Dr – new hotel for Waterside timeshare customers. Plans have been submitted, without fees. Fears that the hotel guests will use the public parking lot adjacent will need to be addressed.

Covenant Enforcement Report

- 14 Pelican St – the town has refused a permit to remove a specimen tree
- Beach access concerns in SFB – ongoing complaint, referred to NRC
- STR letters sent out to the town
- 4 Egret St – property transfer
- 23 Holloman Trace – property transfer
- 9 Bayberry – owner Wood complains that his electric wires were cut, providing lighting along his boardwalk. This is BCOLT property; electricity is not allowed. Jack will contact the town.

Legal Report: nothing to report

Committees Reports

- BCOLT compliance – updated letters should go out to unpermitted encroachments. Old ones need following up, especially the three flagpole violations.
- Beach committee – There are 374 nests to date, 417 false crawls and 3 nests have hatched. We are now in the duality of nesting and hatching. The beach renourishment has finished and all equipment has been removed. Amy will call Jeff Netzing about replacement of sand fencing.
- Natural Resources Committee – see above
- Safety committee – see security proposal, above
- Town LMO rewrite committee – code changes recommendations to be presented at the next meeting in August.

Unfinished Business: bylaws revisions discussion postponed until next month's BOD meeting.

New Business: nothing for discussion

Membership Comments: Beth Petro – Beth is concerned over Sheriff Tanner's comments about cutting back bushes and other vegetation. She will attend tomorrow's TC meeting.

The Board moved to Executive Session.

Action resulting from Executive Session: The Board authorized Jack and John to draft a statement to be delivered prior to tomorrow's Town Council meeting, highlighting the town's past mistakes concerning parking in the FB area. The town had instituted parking mitigation (old Aunt Chilada's property, old Wild Wings property) and now is reversing parking mitigation, and adding more cars by permitting new events and businesses. This is not going in a positive direction.

The meeting was adjourned at 6:34 pm.

FOREST BEACH OWNERS ASSOCIATION

Notes from the Special Meeting

July 27, 2026

10:15 am

The purpose of this meeting is to discuss the details of the proposed security agreement with Island Security.

The proposal is as follows:

- Patrols for two hours per night, divided into ½ tours covering all of the streets in North and South Forest Beach, with the exception of private and business properties and cul de sacs. This translates into 16 patrols per week, at 7 pm, 9 pm, 11 pm and 1 am (and at randomized times) on Thursdays, Fridays, Saturdays and Sundays.
- This trial period will begin immediately and last through Labor Day.
- Residents should call the Sheriff to report incidents, not Island Security.
- The cost will be approximately \$5000 for the trial period.
- We will be able to obtain incident reports.
- We will be able to GPS track the patrols.

After 30 days, we will post a question-and-answer comment on the FBOA website, reminding all property owners that this is in protection of their investment and that FBOA is coordinating with the BCSO by having a substation in Coligny Plaza. We will also make a plea for more dues paying memberships, emphasizing that we will be unable to continue without more financial support. We will obtain a heat map from the town and a spread sheet from John (to be translated by AI), so that we know where our dues paying members are concentrated. We will also need to target the multi-family complexes for dues membership and potential sharing of security expenses.

The meeting was adjourned at 10:45 am.