FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday November 09, 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 12

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.

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 September 14, 2026 – Jack
    b) Board to approve draft of Annual meeting minutes – Final approval at annual meeting October 2027

5. Treasurer's report - John

6. ARB Submissions and pending items – John
    a) 11 Laurel LN – Exterior Renovations – Approved
    b) 2 Curlew ST – Deck Replacement – Approved
    c) 30 Mallard ST – Deck Replacement – Approved
    d) 40 Knotts WY – Exterior Renovations – Approved
    e) 6 Sea Hawk LN – Revised Tree Removal – Approved
    f) 37 South Forest Beach Drive – Dune Pruning – Referred to Natural Resources – Approved
    g) 15 Flamingo ST – New Spa – Approved
    h) 16 Dove ST – Exterior Renovations – Approved
    i) 5 Sea Oak LN – Residential Pool & Deck – Approved
    j) 12 Mallard ST – Residential Additions & Re-Roof – Approved
    k) 10 Myrtle LN – New Pool & Deck – Approved
    l) 14 Pelican ST – Revised Site Plan – New Pool & Deck – Approved
    m) 7 Roadrunner LN – Residential Additions – Approved
    n) 2 Wanderer LN – Crawl Space Enclosure – Approved
    o) 5 Bittern ST – New Pool – Pending Receipt of Fees
    p) 6 Sea Oak LN – Dune Pruning – Referred to Natural Resources

7. Covenants enforcement - John
    a) 8 Flamingo ST – Property Transfer
    b) 116 Dune LN – 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

10. Unfinished Business
    a) 2027 Goals

11. New business
    a) Election of 2027 officers

12. Membership comments (Limited to 3 minutes presentation)

13. Executive Session

14. Actions from Executive Session

15. Adjournment

The next meeting of the FBOA will be December 14, 2026

Previous minutes for approval

FOREST BEACH OWNERS ASSOCIATION
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Hilton Head Island, SC 29938-6442
(843) 785-5565, Fax (843) 842-3801
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Website: forestbeachassociation.org

Minutes of the Meeting of the Board of Directors
September 14, 2026

Present: Lee Lucier, Amy Fee, Rusty Jaquiss, Debbie Urato, Jack Daly, John Snodgrass, Jeff Jernigan (Zoom), Beth Petro, Anthony Sanvito, Wendell, Kevin Corey, Larry LaBanc

The agenda was approved.

The minutes were approved as read.

Financial Report: There was a delayed influx of funds from PayPal; this explains the large increase in dues revenue. Property transfers dues notices will go out this month. The report was approved as presented.

ARB Report

- 40 Waterside Dr – new private hotel for timeshare group, approved
- 13 Mallard St – new pool, approved

- 103 SFB Dr – completion inspection, approved
- 48 Dune Ln – completion inspection, approved
- 2 Sea Spray Ln – residential addition, approved
- 3 Flamingo St – residential renovations, approved
- 15 Heron St – completion inspection, approved
- 17 Lagoon Rd – Coligny Villas re-roof, approved
- 108 Oceanwood – completion inspection, pending
- 7 Mallard St – fence location, referred to Town and private attorney
- 19 Ibis St – tree removal, referred to NRC
- 11 Laurel Ln – exterior renovations, under review
- 2 Curlew St – deck replacement, under review
- 30 Mallard St – deck replacement, under review
- 40 Knotts Wy – exterior renovations, under review
- Brixmore (Circle Center) – received DRB approval from the town and FBOA ARB approval

Covenant Enforcement Report

- 1 Avocet St – property transfer
- 16 Dove St – property transfer
- 14 Park Rd – HUD complaint, referred to attorney, Executive Session

Legal Report: Executive Session

Committees Reports

- BCOLT compliance – in the next annual walkthrough, we will look at the beach accesses that are overgrown and contain invasive species plantings. We will prioritize trimming the overgrowth that is contributing to narrowing of the accesses. The boat on the easement property has been removed. All posts and signs for the easement property have been installed.
- Beach Committee – there were 414 nests on Hilton Head beaches in the 2026 season. 355 have hatched; this number reflects the second-best season, 74% emergence rate, so far. The DNA testing lab operated by STP has begun sending for analysis flipper samples from dead hatchings to the University of Georgia testing lab under the direction of Dr. Brian Shamblin, conservational geneticist (and a pioneer in this field) to determine paternal DNA in HHI nests. We know that females nest every 3 years. Research tells us that males mate every year; we will have more results in the next couple of months. Sea turtles are a keystone species; they are indicators of the health of the ocean ecosystem. The Lantern Parade will take place on November 14. The town has not made public its plans for traffic patterns; last year it was a nightmare.
- Safety Committee – There have been no incidents reported in North and South Forest Beach since Island Security has begun to patrol our neighborhood. There were two health incidents in Coligny, but no crowd gathering incidents. The BCSO is more visible now in the Coligny area. We will continue patrols through the end of September.
- LMO rewrite committee – The town's Planning Commission has recommended a change in property rights in Jonesville. The next meeting of the rewrite committee is scheduled for Wednesday, September 16.

Unfinished Business

- 2026 goals – some completed, working on the rest
- Annual meeting – It will take place on October 17, 10am-noon at the First Baptist Church. The membership will vote on two director positions and some changes to the Bylaws. Amy Fee, Frank Roberts and Aimee Baima are candidates for the director positions.

New Business

- On September 22 from 4:30 – 6:30 the town will hold a meeting to discuss drainage concerns in South Forest Beach in the Shell Midden Lane and Cordillo Pkwy areas.
- Next week there will be held the F-18 North American sailboat race. These are Olympic class boats; six countries will be represented. Events will occur Monday-Friday, beginning near the Avocet St beach access.

Membership comments: Publix in Circle Center is scheduled to open in October 2027.

The Board adjourned to Executive Session at 5:59 pm.

The Board emerged from Executive Session at 7:02. Actions include the approval of the 2027 budget and bylaws changes approval. These will be presented to the membership for their vote at the annual meeting.

The meeting was adjourned at 7:03 pm.

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Minutes of the Annual Meeting of the Membership
October 17, 2026

Present: John Snodgrass, Frank Roberts, Amy Fee, Rusty Jaquiss, Lee Lucier, Jeff Jernigan, Debbie Urato
Members: Lisa Roberts, Thomas & Patrice Teel, Mary Pracht, Debbie Finn, Thomas Buckley, David & Lisa Burkhart, Doug Felten, Beth Petro

The agenda was approved.

The 2025 annual meeting minutes were approved as read.

Financial Report: The year-to-date financial statement was approved as presented. The 2026 budget was reviewed and the 2027 budget was presented and approved. There is a new $16,000 item in the 2027 budget for the employment of Island Security to patrol the streets in our neighborhood during the 2027 tourist season. The Board of Directors would like to increase the patrols to year-round, but it will take more money than our present budget allows. Members were encouraged to canvas their neighbors for more paid-up memberships. At present, approximately 25% of members are dues paying. Making dues mandatory would require 2/3 of all interested parties to vote to change the covenants. (This includes owners, mortgagers, trusts, others…an almost insurmountable task.) An increase in dues to $175 per year will commence in January 2027. The report was approved.

Legal Report: There are no ongoing lawsuits to which FBOA is a party. There is an existing HUD complaint against the Association concerning two neighbors with health issues. FBOA will abide by the ruling issued by HUD.

Committees Reports

- **Security** – FBOA partnered with Coligny Plaza in the employment of Island Security for 45-minute neighborhood patrols on Friday, Saturday and Sunday during July, August and September through Labor Day. Island Security officers are registered SLED agents with arrest powers. They are well respected by the BCSO and the only limitation is that they are not allowed to transport arrests. $16,000 is budgeted for next year for 21 weeks of coverage, June-October. To afford year-round coverage, we need an additional 134 dues paying members. (Break-ins occur in the winter months.) The Board will reach

out to multi-family and other large properties and management companies for their partnerships in security contracts. Since our partnership with Island Security, there have been no incidents reported. BCSO has a substation in Coligny Plaza.

- **Natural Resources** – FBOA Board has been working for years with the town to regulate the destruction of our tree canopy. The LMO changes now specify kind, size and mitigation of trees that may or may not be removed. Clear cutting on private property is no longer allowed. This is a large step forward. Native plants are encouraged/required. The Lawton Beach Forest Preserve and BCOLT easement property have been surveyed and marked. The Audubon Society is also an interested party. Some beach accesses in the easement property have been planted with non-native vegetation. Plans are to remove the non-native species to enlarge and reduce ponding in the accesses. FBOA must work with BCOLT to determine what can or can't be done to the easement property. Our annual walkthrough with BCOLT will occur on November 14.

  Yello legged hornets have invaded Hilton Head Island. There have been 600 nests reported on Hilton Head and in Bluffton, confirmed by Clemson University. They are reputed to have come to our area in a container to Savannah. The nests are high in trees and very large. Report any sightings to Clemson.

  There are also some OCRM setback changes. We must pay attention to what's happening at the town level.
- **Beach Committee** – The beach renourishment project has been completed. On 9.2 miles of beach, 2,4 million cubic yards of sand was placed. Over time sand moves from wave action, tides and storms. To help with the buildup of the dunes, sand fencing will be installed during October and dune plants from December-spring 2027. Forest Beach (from Coligny beach to the Sonesta in Shipyard) will receive the most sand fencing.

  The Lantern Parade will occur on November 14, commencing at Alder Lane and ending at Celebration Park

  There were 427 nests laid by sea turtles during the 2026 season, up from last year's count of 237. There were 451 false crawls, mostly due to human activity. Since females nest every 3 years and only one out of 1000 hatchlings make it to reproductive adulthood (30 years), it is imperative to continue conservation efforts. Sea turtles are a keystone species; they are indicators of the health of the ocean ecosystem. Nest relocation by the Sea Turtle Patrol was mostly mid beach because a nest temperature of 95 degrees is fatal. This year emergence success was 70% (a good number). Education is also a big part of Sea Turtle Patrol's mission. There were multiple "turtle talks" around the Island during the summer (every Monday evening at Celebration Park) and a program entitled "Put the beach to bed" every Wednesday evening at Coligny beach. There is also a Sea Turtle Patrol presence at Harborfest every Tuesday evening. During the off-season Sea Turtle Patrol educates students at Hilton Head Elementary and Hilton Head Middle Schools. Contact seaturtlepatrol.org for more information.

Old Business: none

New Business: The town is addressing stormwater flooding that occurs repeatedly in various areas of the Island. A workshop was recently held for the plans to address flooding in the Cordillo Parkway/Shell Midden Lane area of Forest Beach.

Election of 2027 BOD Positions and Adoption of FBOA Bylaws Changes: There are two director positions open for election, and three candidates. The two candidates with the most votes will be elected to the BOD for 4-year terms. Bylaws changes are bringing procedures to modernization (e.g. including email and Zoom participation; the bylaws were written in the 1950s). There will be more changes during 2027. Voting will be by written ballot, submitted today. Mail-in votes will be tabulated after the annual meeting concludes. Results will be posted on the FBOA website within a few days. BOD officers will be elected at the November BOD meeting. Any member can Zoom in during the monthly meetings.

The meeting was adjourned at 11:24 am.