

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday November 11, 2024, 5:30 PM

This will be a virtual (ZOOM) - Members

And in-person meeting – Board Members

Location: Skillets Café & Grill 1 North Forest Beach Drive (Coligny Plaza)

Hilton Head Island, SC 29928

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

<https://us02web.zoom.us/jc/6094078890>

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. Welcome - Neighbors and Town Council members.
2. Approve Agenda – Jack
3. Approval of prior meeting minutes
 - a) Approve meeting minutes from September 09, 2024
4. Treasurer’s report - John
 - a) Check back for updated file on website.
5. ARB Submissions and pending items - John
 - a) 12 Flamingo ST – New Home - Approved
 - b) 36 South Forest Beach DR – New Monument Sign – Approved
 - c) Inquiry on Exterior Paint Colors
 - d) 8 Bayberry Retaining Wall – Approved
 - e) Inquiry on Dune Crossover at 4 Sea Oak LN
 - f) 215 Cordillo PKWY – Storage Shed Addition – Completion Inspection – Approved
 - g) Inquiry on 2 Wanderer LN Development
 - h) 21 Dove ST – Tree Removal – Referred to NR Committee
 - i) 4 Elderberry LN – New Home – Approved
 - j) Question on Exterior Repainting
 - k) 2 North Forest Beach DR – New Roof – Approved
 - l) 27 Dune LN – Exterior Repainting – Approved
 - m) 13 Oceanwood Trace – Residential Addition – Approved
 - n) 1 Park RD – New Pool & Spa – Approved
 - o) 1 Dove ST – New Pool & Spa – Approved
 - p) 1 Dove ST – Residential Car Port Enclosure – Approved
 - q) 1 Wanderer LN – New Home – Approved
 - r) 5 Lagoon RD – New Signage – Approved
 - s) 21 Dune LN – New Home – Approved
6. Covenants enforcement - John
 - a) Coligny Court Ruling from 1976 – Pending Board Review
 - b) Dues Payment Inquiry
 - c) Inquiry on Road Paving
 - d) 7 Bittern ST – Property Transfer
 - e) Inquiry on Strand Purchase in front of 19 Dune LN
 - f) Inquiries regarding Strand & permitted uses in front of 5 Alder LN
 - g) Constitution & By Laws Inquires from Members
 - h) Inquiry on Dues
 - i) Inquiry from Town on Guscio WY / Capri LN beach access

7. Legal updates
 - a) 9 Waves to Sunday – 9 Juniper LN
 - b) Charles Hughes – 6 Sea Oak LN

8. Committee updates
 - a) BCOLT compliance - Jack
 - I. Update from BCOLT walkthrough 11/15/23
 - 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. Turtle trackers
 - ii. Natural Resource Committee
 - a. Removal of leaning trees in beach access
 - b. Property Inspections
 - i. Paid Parking

 - c. Safety Committee

9. Unfinished Business
 - a. Non-conforming vendors in Forest Beach
 - b. Annual meeting
 1. Review draft minutes if available
 2. Election Results - Pending
 3. Elect 2025 officers - Pending

10. New business
 - a) Board Meeting day change for 2025
 - b) Annual newsletter articles

11. Membership comments (Limited to 3 minutes presentation)

12. Executive Session
 - a) Budget Review and approval
 - b) 2025 Dues Schedule

13. Action from Executive Session

14. Adjournment

The next meeting of the FBOA will be the December Board Meeting on December 09, 2024

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

Website: forestbeachassociation.org

**Minutes of the Meeting of the Board of Directors
September 09, 2024**

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**Minutes of the Meeting of the Board of Directors
September 9, 2024**

Present: Jack Daly, Doug Felten, Amy Fee, Frank Roberts, Larry LaBanc, John Snodgrass, guests Michael Sean, Jim Cook, Beth Petro

The agenda was approved. David Ames will not attend today, but he will address the membership at the annual meeting to say his thank yous and offer some parting remarks.

The August minutes were approved.

Financial Report: The report is deferred until next month, as bank statements have not been received. The Holiday Inn Express has paid its dues and there were some new memberships from new property transfers. Dues receipts are slightly ahead of last year at this time.

ARB Report

- 12 Flamingo St – pending revised plans
- 14 Myrtle Ln – pool repair/renovation, approved
- 7 Cassina Ln – completion review, approved
- 117 South Forest Beach Dr – new renovation inspection, denied with recommendation
- 8 Bayberry Ln – site visit, new construction tree removal
- 21 Dove St – new renovation inspection, approved with mitigation
- 3 Alder Ln – new pool and decking, approved
- 29 Holloman Trace – new landscaping, approved
- 1 Bayberry Ln – new renovation inspection, denied
- Hickory Ln beach access – new renovation inspection, approved
- 36 South Forest Beach Dr – new monument sign, pending receipt of fees
- Inquiry from Town regarding a new pocket park at the Coligny edge of the circle – Trey Low confirming FBOA ARB process
- 1 Wanderer Ln – demolition, approved
- 215 Cordillo Pkwy – storage shed, approved
- 59 Pope Av – deck addition and exterior amenities renovation, approved
- 1 Guscio Wy – exterior Tiki Bar additions, approved

- 5 Laurel Ln – residential addition, approved

Covenants Enforcement Report

- 15 Avocet St – property transfer
- 18 Firethorn – property transfer
- Beach chairs in dunes, multiple complaints, various locations, referred to Town
- 1 Wanderer Ln – property transfer
- Outdoor vendors at Holiday Inn Express, roadside stand, referred to Town
- Hot dog cart at Coligny Beach access, referred to Town
- Beach Market outside spillover, referred to Town
- 10 Flamingo St – property transfer
- 1 Park Rd – property transfer
- Vegetation blocking No Parking sign on Flamingo, referred to Beaufort County
- 7 Bittern St – property transfer
- C3 Dunes Villas – property transfer
- Forest Beach Villas – Vacasa client complaint, referred to IMC

Legal Updates: nothing new to report

Committee Reports

- BCOLT compliance – Nandina is in the process of surveying. There are stakes in the ground that will determine violations and encroachments. The survey began at Laurel Ln and the Sea Pines border. Amy will contact Chuck Perry to keep him involved by taking photos of the stakes in case they are removed.
- Beach committee – no report
- Forest committee – removal of leaning trees in SFB – Resulting from Hurricane Debby, there are 3 leaning pine trees, 1 dead oak and 1 dying in the Laurel Ln access and 2 trees in the access off of Sea Oak Ln that should be removed. Jones Bros. quoted an estimate of \$2600 - \$2700. Tree Wise Men quoted \$4500. Jones Bros's estimate was approved. John will set up an appointment.
- Parking – At the Public Safety Committee meeting, it was proposed to charge for parking at the Coligny lot, with 2 free passes per island resident household. This will not address employee parking nor event parking at Celebration Park or on the beach (Lantern Festival). There are rumors of the Wild Wing property and the Aunt Chilada's property to be turned into parking lots. Jack has a meeting scheduled with Mark Orlando to get the facts and to find out when this will begin. The issues also don't address the funneling of most tourists to Coligny beach and illegal parking enforcement in our neighborhood. In addition, there is no magistrate court on the island to process tickets. This will be an agenda item for the annual meeting next month.
- LMO rewrite committee – There will be another town committee meeting on October 8. Everyone is urged to attend and voice our concerns.
- Safety Committee – the committee did not meet...no report

Unfinished Business

- Circle Center – rumors abound about the Wild Wing property and the rest of the plaza. The Town bought the PNC Bank building (for offices?) A private entity bought 8 acres on Office Way (empty buildings) with the intention of building dorm style housing, but was not able to obtain a variance from the Town. There are not many students at USCB on Sand Shark Dr. If it doesn't succeed, might the Town use that space, also?
- Non-conforming vendors in Forest Beach. There have been complaints from brick-and-mortar businesses, whose business was down 20% during the summer season. Everyone is urged to view them for discussion.
- The annual meeting of the membership will be on October 19 at 10:00 am at the Holiday Inn Express, 2 Tanglewood Dr. There will be a candidates update, business update and beach management update. Proxy forms will be on the FBOA website.

- Business report – from the Chamber of Commerce: the season’s overall rentals were down 8%. People are traveling elsewhere now that travel is open, especially international. There will be a Town workshop on Monday to study the next phase of the STR ordinance. The Chamber will send out a STR survey. There will be a full business report at the annual meeting.

New Business: none

Members’ comments

- Jim Cook (8 Dove) - Proxy forms will be on the FBOA website.
- Beth Petro (Beachside Getaway) – the proxy forms can be sent to the email box or mailed to the post office box. Deadline for receipt will be 10 am on the 18th.

The meeting was adjourned to executive session at 6:26 pm.

The board emerged from executive session. Please submit questions for the candidates for Ward 3 to John. The top 3 will be selected for distribution and the candidates will answer them. Their answers will be available at the annual meeting. Larry will work on an agenda.

The meeting was adjourned at 6:28.

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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