

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

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

**Monday September 9, 2024, 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 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 launce Zoom from a browser, by clicking on the link below

<https://us02web.zoom.us/jc/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 12, 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 – Pending Revised Plans
  - b) 14 Myrtle LN – Pool Repair / Renovation – Approved
  - c) 7 Cassina LN – Completion Reviews – Approved
  - d) 117 South Forest Beach DR – NR Inspection – Denied w/recommendation
  - e) 8 Bayberry LN – Site Visit – New Construction Tree Removal
  - f) 21 Dove ST – NR Inspection – Approved w/Mitigation
  - g) 3 Alder LN – New Pool & Decking – Approved
  - h) 29 Holloman Trace – New Landscaping – Approved
  - i) 1 Bayberry LN – NR Inspection – Denied
  - j) Hickory LN Beach Access – NR Inspection – Approved
  - k) 36 South Forest Beach DR – New Monument Sign – Pending Receipt of Fees
  - l) Inquiry from Town regarding new Coligny Pocket Park
  - m) 1 Wanderer LN – Demolition – Approved
  - n) 215 Cordillo PKWY – Storage Shed – Approved
  - o) 59 Pope AV – Deck Addition and Exterior Amenities Renovation – Approved
  - p) 1 Guscio WY – Exterior Tiki Bar Additions – Approved
  - q) 5 Laurel LN – Residential Addition – Approved
6. Covenants enforcement - John
  - a) 15 Avocet ST – Property Transfer
  - b) 18 Firethorn LN – Property Transfer
  - c) Beach Chairs in Dunes (Multiple Complaints – Various Locations) – Referred to Town
  - d) 15 Avocet ST - Property Transfer
  - e) 1 Wanderer LN – Property Transfer
  - f) Outdoor Vendors at Holiday Inn Express – Referred to Town
  - g) 10 Flamingo ST – Property Transfer
  - h) 1 Park RD – Property Transfer
  - i) Vegetation blocking No Parking Sign on Flamingo – Referred to County
  - j) 7 Bittern ST – Property Transfer
  - k) 10 Flamingo ST – Property Transfer
  - l) C3 Dunes Villas – Property Transfer
  - m) Forest Beach Villas Complaint from Vacasa Patron – Referred to IMC

7. Legal updates
  - a) None
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
    - V. 6 Sea Oak - tree topping, brush clearing.
    - VI. 9 Juniper - tree topping, brush clearing.
  - b) LMO overlay Committee.
    - I. Beach Committee
      - a. Turtle trackers
    - ii. Forest Committee
      - a. Removal of leaning trees in beach access
    - i. Paid Parking
    - ii. Golf Carts in Forest Beach
    - iii. LMO Changes related to Parking requirements and Sq Footage
  - b. Safety Committee
9. Unfinished Business
  - a) Circle center
  - b. Non-conforming vendors in Forest Beach
  - c) Annual meeting planning
    1. Date 10/16/2024 Time 10:00 AM
    2. Location - Holiday Inn Express, 2 Tanglewood Drive
    3. Candidates update
    4. Business report update
    5. Agenda
    6. Proxy Form
    7. Other guests
      1. Beach renourishment update
      2. Beach management
      3. Turtle update
    8. Handouts, sign-in sheets, directional signs
    9. Greeters
    10. Email / Social media blasts
10. New business
11. Membership comments (Limited to 3 minutes presentation)
12. Executive Session
  - a) Board planning.
13. Action from Executive Session
14. Adjournment

**FOREST BEACH OWNERS ASSOCIATION**

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

**August 12, 2024**

Present: Jack Daly, Doug Felten, John Snodgrass, Debbie Urato, Amy Fee, Frank Roberts, Massimo Santangelo, Matt Hardt, Larry LaBanc, guests Jim Cook, Conyers, Nicole Roberts, Beth Petro, Jeff Jernigan, J B, Mark Baglietto, Lisa Roberts

David Ames is on vacation; he has asked for notes.

Agenda: The agenda was approved.

Minutes: The minutes of the June meeting were approved as read. There was no meeting held in July.

Financial Report: Dues from the Holiday Inn Express were received in August and will be reflected in next month's statement. The \$11,000 expense for insurance is for renewal of the professional and liability by Lloyd's international. It is difficult to find an insurer because FBOA doesn't own any common area property and has no assessment capabilities. The report was approved as submitted.

ARB Report: There will be a cumulative list next month.

Covenants Enforcement Report: There will be a cumulative list next month.

Legal Report: nothing new to report

**Committee Reports**

- BCOLT property:
  - 6 Sea Oak – It has been a long time, but we are still in the stages of discovery. Russell has requested again updates from attorney Terry Finger.
  - 9 Juniper – FBOA sent a settlement offer on July 24. We are waiting for a response. Russell sent a follow up letter today asking for an update from counsel.
- Beach committee – There have been 195 nests laid this season. STP thinks that the nesting part of the season is done. This number is significantly lower than predicted. There are still 124 nests in situ (incubating) and there were 131 false crawls. The effect of the storm on the nests is still unknown; over wash by the high tides is not necessarily lethal, but ponding water over the nests is. Final results will be known only at the end of the season, October 31<sup>st</sup>.
- Forest committee –

- There have been a few requests for tree removals. Alex Pinkney is working with our committee (Jack, Amy, Debbie) to visit sites and render recommendations.
- After the recent storm, there are 3 pine trees leaning and the ponding water is still standing in the beach access at the end of Hickory Lane. We will have to remove them before they fall.
- There are 2 dead and fallen trees in the access on Sea Oak Lane. Someone has cut and cleaned a section. We will have to remove the rest.
- Beach Parking: The town has made a purchase along Pope Avenue of a 1.3-acre tract of land for parking purposes. This will be announced in the next week or so. With the razing of the Wild Wings building for more parking, the town is finally making an effort. But this will still not be enough for what is presently needed.
- Safety committee – The committee met with a new security company. This new company quotes are more expensive than GoJoe security. Karla Vincent was at the meeting and she updated town plans for bike paths and crosswalks improvements for Lagoon Road, Pope Avenue North and South Forest Beach Drives and Palmetto Bay Road. Bob Bromage was not at the meeting.

Unfinished Business: no new updates on Circle Center. There are lots of rumors; the latest is a search for another big box store to anchor the plaza. There have not been any plans by the town announced for the old Wild Wings restaurant.

New Business: There have been a lot of complaints concerning pop up vendors along SFB Drive. Ten years ago, the town set up codes for street vending and they have not enforced them recently. These non-conforming vendors move around and leave their wares out overnight. David Ames recommended that the board make a statement about our position and concerns. Jack sent pictures to the board; he asks that everyone visit these sites and report back at the September meeting.

Membership comments: none

The annual meeting of the membership will be held on October 19 at 10:00 am. The location has not yet been set.

The meeting adjourned to executive session at 6:10 pm to work on the agenda for the annual meeting.

The board emerged from executive session at 6:34 pm. The meeting was adjourned at 6:35 pm.

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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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