

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

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

**Monday May 12, 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 - Debbie
2. Welcome - Neighbors and Town Council members. – Debbie
3. Approve Agenda – Debbie
4. Approval of prior meeting minutes
  - a) Approve meeting minutes from April 14, 2025 - Debbie
5. Treasurer's report - John
  - a) See separate file on website
6. ARB Submissions and pending items - John
  - a) 2 Elderberry LN – Setback Questions
  - b) 5 Mallard ST – Inquiry on Installation of Pavers
  - c) 108 Oceanwood – Inquiry on ARB Requirements for Addition
  - d) 10 Cassina LN – Inquiry on Beachwalk Repair/Replacement – Referred to Natural Resources Committee
  - e) 37 Dune LN – Tree Removal – Referred to Natural Resources Committee
  - f) 85 Pope AV – Addition of Food Trucks – Approved Subject to Town Approval
  - g) 55 Dune LN – New Pool & Decking – Awaiting Fees
  - h) 113 Oceanwood – Completion Inspection – Approved
7. Covenants enforcement - John
  - a) 30 Mallard ST – Property Transfer
  - b) 15 Flamingo ST – Property Transfer
  - c) 225 Cordillo PKWY – Property Transfer
  - d) 30 Dune LN – Property Transfer
  - e) Inquiries on Strand Lot Building Restrictions
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
  - b) New speed limits on Lagoon Road – Shared for information to the Members
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 June 9, 2025

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**Minutes of the Meeting of the Board of Directors**  
**April 14, 2025**

**Present:** Doug Felten, Jack Daly, Amy Fee, John Snodgrass, Debbie Urato, Massimo Santangelo (phone), Frank Roberts (Zoom), guests John Burk, Brian Kinzeman, Beth Petro, Jane Peacock, Anthony Sanvito, Lisa Roberts, Nicole Roberts

**Agenda:** approved as amended.

Doug introduced Amber Kuehn, Director, Sea Turtle Patrol, Hilton Head Island. Amber explained that she hasn't been to a FBOA meeting in a very long time. She would like to again, express her thanks for the body cam that was purchased in 2017 by FBOA for her nightly patrols to pick up tents, chairs and other large items left on the beach during turtle nesting season. She asked, also, for the FBOA's position on the parking issues in the Coligny area. The town has demolished the Aunt Chilada's building and has turned it into a parking lot for the beach. The Wild Wings building (5600 sq ft) was built in 1993 and is capable of renovation. Amber would like to see its usage converted to a wildlife building and education center for environmentally based non-profits, with a permanent home for Sea Turtle Patrol. Amber has enough promised funding (\$850k) to rehabilitate the building and money to staff it. There could also be room for Mike DeMaria (Beach Management), Shore Beach Services and a community meeting space for non-profits. It would also be open to the public, including tourists. The footprint of the building would add only 25 parking spaces, if demolished. Amber is creating a business plan; we will review it at next month's meeting. Would FBOA support such an endeavor?

**Minutes:** The minutes from last month's meeting were approved as read.

**Financial Report:** The report was approved as submitted.

**ARB Report**

- 10 Sea Oak Ln – screened porch and window replacement, approved

- 61 Dune Ln – new solar system, approved
- Hickory Ln beach path – referred to Natural Resources Committee
- Beach access, Hilton Head Beach Villas – referred to path owner
- 23 Dune Ln – residential addition, approved
- 4 Elderberry Ln – new home, completion inspection
- Crave Station – Crave station wants to sublet space in their parking lot for 2 food trucks: a Sno Cone truck and a coffee/croissant to operate during their non business hours. FBOA covenants don't prohibit this activity, but the town asked for FBOA ARB approval.
- 221 Cordillo Pkwy – new home, approved
- 109 Coligny Circle – pocket park, approved
- 21 Sandpiper St – pool and paver patio addition, completion inspection
- Ocean Club – strand trimming, awaiting application

#### **Covenants Enforcement Report**

- Strand lot 6A – transfer
- 30 Mallard St – property transfer
- Wanderer Ln/NFB damage – referred to the town
- 30 Dune Ln – property transfer
- Sonesta Hotel construction traffic – referred to the town. The complaint is over the hours of operation, parking along NFB Dr. NFB Dr is a state-owned road; FBOA has no jurisdiction.
- 38 NFB Dr – property transfer

#### **Legal Report**

- 9 Juniper Ln (9 Waves to Sunday) – no activity
- 6 Sea Oak Ln (Charles Hughes) – Russell Patterson has requested a deposition from Mr. Hughes and an arbitration hearing

#### **Committee Reports**

- BCOLT compliance – FBOA is working on owner names and action items for encroachments. Amy walked the property and has determined that 32 markers are needed for installation by Chuck Perry. Installation is happening soon. We will meet him there, so he is not alone.
- Beach committee – Wild Wings building (see above). There is still no start date for the beach renourishment.
- Natural Resources Committee – Amy spoke to Steve Alfred. He is not aware of any of our LMO rewrite recommendations; we will have to refresh our efforts. The forest swath at 12 Ibis has 3 new hollies and 3 loblolly pines. Any help with watering would be appreciated. Dog waste bags are not being replenished by the town and the beach signs are old and faded. Pope Avenue medians have been planted with sod.
- Paid parking – the newest idea is that the town extend parking passes to all town parking lots for all residents of Beaufort County.
- Safety Committee – Frank, Massimo and Matt met briefly to regroup. They want to get everyone back on board for meetings.

#### **Unfinished Business**

**Non-conforming vendors in Forest Beach:** The vendors have left; the property has been sold and is slated for redevelopment.

#### **New Business**

**The review of ARB fee structure and compensation for the ARB administrator:** Frank and John met and will look at Shipyard's and Sea Pines structures for comparison.

**Membership comments:** Beth Petro has assumed social media posts. Please send her information.

**The Board adjourned to executive session at 6:51 pm.**

**The Board emerged from executive session at 7:12 pm. There was no action taken. The meeting was adjourned at 7:12 pm.**