

FOREST BEACH OWNERS ASSOCIATION

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Minutes of the Annual Meeting of the Membership October 18, 2025

Present: Jack Daly, Amy Fee, Debbie Urato, Frank Roberts, John Snodgrass

Introduction of the members of the Board

The agenda was approved.

The October 19, 2024 meeting minutes were approved as read.

Presentation from Steve DeSimone, Ward 3 town council representative:

Before 2020 there were no regulations on short term rentals. There is a lot of discussion on refining the new regulations, which is a part of the LMO rewrite. Enforcement will be a large part, as will permits, occupancy, parking, etc. As of now, there is no moratorium on new STRs while the 21-person committee is being formed. There is an executive session meeting on Tuesday evening to determine the makeup of the committee that will gather information and report to the Public Planning Committee. LMO changes will also affect gated communities, and there are Overlay Districts (Forest Beach is one of them) that may have added/different regulations.

The town is financially healthy; we have an excellent bond rating. There was a 2 mil drop in taxes this year. Our town is funded by tourism dollars: taxes on tourism funds beach renourishment. The solution to overcoming bad actors is enforcement. The town has 8 enforcement officers; there will be more next year. Since February of this year, they are authorized to write citations for parking, noise, safety issues and other violations. The sheriff's department is working more closely with the town. The issue of parking in the Coligny area still has not been addressed by the town, but creating more parking is not the answer; Coligny beach is way overcrowded. The town has been told that employees do not use the public beach parking; there will be a charge for the Coligny beach lot beginning January 1, 2026. Looking forward, the huge development in the Hardeeville area will bring a lot of people to Hilton Head beaches.

The Wild Wings building will be repurposed to house town offices (Beach Management, enforcement) and Sea Turtle Patrol offices with an educational museum. Bike and walking paths are on the town's future plans for SFB Drive and Lagoon Road.

Safety improvements include reconstructing the light system at Lagoon Road and Pope Avenue and raising the crosswalks on SFB Drive to deter speeding. The HAWK signal revisions are also being discussed in cooperation with SCDOT. If anyone has specific issues to discuss, Steve asks that everyone call him, instead of emailing.

Committee Reports

- Safety committee – The sheriff's office is overburdened and cannot respond to all calls for criminal activity in a timely manner. The committee investigated hiring a private security force,

but there is not enough money in the budget to fund the \$64,000/year cost. Dues would have to be raised to accomplish this. The county reduced the speed limit on Lagoon Road to 25 mph.

- Forest committee – Working with the town, there are new tree protections in the works designed to save native species and deter non-native ones. The Lawton Beach survey has been completed on the BCOLT property and, perimeter markers will be installed and violations have been addressed. BCOLT is happy with our required management of the trust property. Amy is working with the Audubon conservation committee to protect endangered birds and other wildlife. Some property owners have planted invasive plant species to narrow the beach accesses and there are plans to remove those to protect the integrity of entrance and egress to the beach
- Beach committee – Beach renourishment continues. The adverse weather conditions hampered sand pumping at Pine Island. Marinex had to repair some of the pipes. They resumed Thursday and have continued pumping sand since then. 63,000 cubic yards of sand have been pumped onto Pine Island beach; there is still another 130,000 to be pumped before the heavy equipment can begin to grade the sand. Marinex is approximately 2 weeks behind schedule. Sea turtle nesting season has ended; there were 237 nests laid (a disappointing number, probably due to the cold weather last winter that killed off a lot of the turtles' food supply). There were 196 false crawls, a large number. There are 3 nests still incubating and the Sea Turtle Patrol must sit on the beach all night until the last 3 emerge. The Lantern Parade will take place on November 22, beginning at Alder Lane at 5:30, and ending in Celebration Park.

Financial Report: The interim financial report through September was approved. The 2026 budget was presented and approved.

Report on Legal Matters: There are no pending lawsuits. FBOA is waiting on the reimbursement of legal fees from a settled lawsuit in the Association's favor. It will be reflected in next month's financial report.

Unfinished Business: Beaufort Count Open Land Trust is encouraged by FBOA's management of the 35-acre property in SFB. We are working on enforcement and removal of invasive species.

Election of 2026 BOD nominees

- Doug Felten – his term is expiring; he has expressed a desire to continue on the BOD
- Matt Hardt – his term is expiring; he has not expressed a desire to continue on the BOD
- Alan Jackson – he was appointed to fill the remainder of Massimo Santangelo's term; he has expressed a desire to continue on the BOD
- Jeff Jernigan – he has applied for a directorship on the BOD. He lives out of state and is a builder.
- Lee Lucier – manager of Coligny Plaza; has applied for a director position
- Rusty ???? – owns the Frosty Frog in Coligny, owns 2 properties in FB
- David Schweiger – a retired economics professor and permanent resident in NFB

Ballots were distributed; results will be posted on the website by mid-week.

Membership Comments

- Beth Petro (Beachside Getaway) updated the STR regulations. Please send photos for inclusion in our social media.
- There are several bike paths for improvement on the town's agenda, but not immediately.

The meeting was adjourned at 11:28 am.

