

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday February 9, 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 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 launch Zoom from a browser, by clicking on the link below

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

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.

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 January 12, 2025 – Jack
5. Treasurer’s report - John
6. ARB Submissions and pending items – John
 - a) 19 Bittern ST – Completion Inspection –Approved
 - b) 10 Flamingo ST – Completion Inspection – Approved
 - c) 4 Dove ST – Completion Inspection – Approved
 - d) 14 Pelican ST – New Pool – Pending Revision due to Setback Encroachment
 - e) 21 Dove ST – New Roof – Approved
 - f) 5 Laurel LN – New Fencing – Approved
 - g) 2 Sandpiper ST – Tree Removal – Referred to Natural Resources & Town
 - h) 38 North Forest Beach DR – New Pool – Awaiting Submittal
7. Covenants enforcement - John
 - a) 4 Heron ST – Property Transfer
 - b) Complaint regarding Beach Path 55A – Referred to Natural Resources
 - c) 37 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.
 - 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
 - i. Security Proposal
10. Unfinished Business
 - a) None

11. New business
a) None

12. Membership comments (Limited to 3 minutes presentation)

13. Adjournment

The next meeting of the FBOA will be on March 09,2026

FOREST BEACH OWNERS ASSOCIATION

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Minutes of the Meeting of the Board of Directors

January 12, 2026

Present: Lee Lucier, Amy Fee, Jeff Jernigan, Jack Daly, Debbie Urato, Rusty Jaquis (5:57 pm), Frank Roberts (Zoom), John Snodgrass, guests Larry LaBanc, Beth Petro, Lisa Roberts, Karen Neely, David Little, Conyers

The agenda was approved.

The minutes of the December 2025 meeting were approved as read.

Financial Report: approved as submitted. It is early in the year, but online dues payments are coming in faster this year.

ARB Report

- 21 Dune Ln – completion inspection, approved
- 2 Cassina Ln – tree removal, referred to the town
- 19 Sandpiper St – garage enclosure, approved
- 1 Juniper Ln – completion inspection, approved
- 10 Cassina Ln – conservation easement landscaping – referred to NRC and the town, completion inspection, approved
- 19 Ibis St – retaining wall, approved. It is on the Sub II side but parallel to the FBOA-owned beach access, 24" tall
- 49 Dune Ln – pizza truck for special event, approved. The truck will be parked in the driveway to serve only the guests of a wedding reception on September 23, 2026.
- 6 Sea Oak – conservation easement pruning, referred to NRC and the town
- 200 Jacana St – pervious parking pad, approved
- 17 Mallard St – completion inspection, approved
- 23 Dune Ln – scope of work modification, approved
- 19 Bittern St – completion inspection, pending
- 30 Firethorn Ln – new/replacement of fencing and retaining walls, approved. Fence is being straightened to be placed completely on the owner's property.
- 9 Juniper St – There was an application to the town for mitigation pruning, but there were no mitigation trees; the town is following up

Covenants Enforcement Report

- 66 Dune Ln – property transfer

- 4 Heron St – property transfer, property transfer cancellation
- 140 Jacana St – property transfer

Legal Report: nothing new to report

Committees Reports

- BCOLT compliance – We are waiting for a report from Caylor Romines after the annual walkthrough. There are several encroachments that have not been resolved. FBOA is prioritizing the violations identified in the Nandina survey. Those letters will go out this week from Russell Patterson. FBOA board also needs to remove invasive plantings, then obtain some volunteers (e.g. high schoolers looking for volunteer hours requirement completions) to plant some native species before springtime. The grandfathering at 10 Cassina Ln is cancelled because of property transfer and redevelopment. The new owners have constructed a new dune crossover with open sections for deer crossing.
- Beach committee – beach renourishment continues on the central part of the island.
- LMO Overlay committee: The town committee of 21 is heavily weighted with realtors. The Gullah Geechee corridor is represented, but there is only one member of Forest Beach (town council member). Each meeting will focus on a separate section (parking, STR, building, setbacks, etc.) The next meetings are on the calendar for January 26 and February 5 with no agendas posted. Beth Petro has requested a copy of the consultant report that the town paid \$600,000 for from Shea Farrar. She will share it with the Board when she receives it. Once we know what is in that report, the Board will convene to establish Forest Beach priorities and prepare a statement to the town.
- Safety committee – security proposal: Ken Walling from Island Security presented a proposal to the Board for neighborhood security. Island Security is contracted with the town for the entire island. They provide body guards for personal hire, money transfers and surveillance. The company employs 115 physically fit young men, many of whom are ex-military. They have company patrol cars and are SLED licensed and insured for arrest and detention. There are already several businesses in the FB neighborhood who employ them. Island Security complies with all rules and regulations issued by the state for weapons and uniforms. Ken will present us with a menu of tiers for protection and pricing.

Unfinished Business: none. The newsletter has been mailed.

New Business: Goals for 2026

1. LMO rewrite – monitor and advocate for FB issues
2. Natural Resources – remove invasive plantings in the BCOLT property accesses (Hickory, Cassina, Bayberry Lanes) to widen the accesses and reduce flooding. Resolve all the current violations on the conservation easement property
3. Bylaws revisions
4. Neighborhood security upgrades

Membership Comments: none

The Board adjourned to Executive Session at 6:34 pm.

Action taken because of Executive Session: After consideration and discussion and with the consultation of Russell Patterson, the Board voted to uphold the covenants restriction on the keeping of fowl on any property. John will send a letter informing the owners at 16 Park Road that they must remove the chickens by the end of February and coops by mid-March 2026.

The meeting was adjourned at 6:55 pm.