

FOREST BEACH OWNERS' ASSOCIATION, INC.
Annual Meeting Agenda

Saturday, October 18, 2025 10:00 AM

Location: First Baptist Church -Youth Building
100 South Forest Beach Drive.

This is a LIVE meeting and will not be on ZOOM

1. Welcome
 - a. Neighbors and Town Council members – Doug Felton
2. Introductions by the board
3. Approval of the agenda –Doug Felton
4. Approval of Annual meeting minutes from October 2024 (below) – Doug Felton
5. Presentations
 - a. Update from Ward 3 Councilman Steven DeSimone
6. Committee Updates
 - a. Safety Committee
 - b. Forest Committee
 - c. Beach Committee
7. Treasurer's report
 - a. Interim Financial Report
 - b. Presentation of the Approved 2026 Budget (below)
8. Update on Legal Matters – John
9. Unfinished Business
 - a. Ongoing BCOLT compliance
10. Election of 2026 BOD Nominees (3 Positions)
 - a. Doug Felton term expires 2025
 - b. Matt Hardt expires 2025
 - c. Appointed to replace Massimo Santangelo on 09/15/2025. This is only a 2-year term as Massimo's term was due to expire at the end of 2027
11. Membership comments (Limited to 3 minutes presentation)
12. Adjournment

- ✓ The next monthly meeting of the FBOA Board of Directors will be November 10, 2025.
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FOREST BEACH OWNERS' ASSOCIATION

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Minutes of the Annual Meeting of the Membership

October 19, 2024

Present: Debbie Urato, Doug Felten, Jack Daly, Amy Fee, Massimo Santangelo, Frank Roberts, Matt Hardt (on Zoom), 21 FBOA neighbors

The Board of Directors introduced themselves.

The agenda was approved.

The October 21, 2023 meeting minutes were approved as read.

Presentations:

- David Ames is not seeking re-election to Town Council Ward 3. He spoke of his commitment to serving the HHI community and his profound appreciation of everyone's support over the years. The greatest benefit of getting to know many people and his commitment to the environment have been hallmarks of his representation. He asked for a continued effort to preserve the maritime forest. He will remain close for consultation and engagement.
- FBOA submitted questions to Amy Fee and Steve DeSimone, the candidates for the upcoming Ward 3 election. Their responses were available with the meeting's other paperwork.

Committee Reports

- Safety committee – the committee has been meeting monthly and working with town staff Karla Vincent and Bob Bromage. The proposal for a private security company at \$64000/year was created in 2023. Funding for this proposal is key; there was discussion of raising membership dues and increasing the number of members as funding ideas. A HHI police force was proposed as an idea because of the shortage of Sheriff's deputies. North and South Forest Beach Drives are state owned and the state is not on board with ideas of changes to speed limits and crosswalks. Massimo, Frank, Matt and John are members of the Safety Committee.
- Forest committee – Jack, Amy and Debbie have met on several occasions with town staff and David Ames concerning the alarming disappearance of trees in our neighborhood. It is death by mitigation. The committee has proposed 25 changes to the LMO, 12 of which are prioritized. The committee has contacted numerous conservation groups, including the Audubon Society, Coastal Conservation League, Beaufort County Open Land Trust for best practices. Tim Evans (Audubon) and Sally Krebs have walked the BCOLT strand property. FBOA applied for, but did not receive, funds for maintaining the forest and dunes. There are QR codes posted about the maritime forest and native friendly gardens. The BCOLT property is being surveyed to prevent private pruning and landscaping on this FBOA owned land. New sand fencing is needed. FBOA is working with the town through LMO changes to address tree mitigation, specific specimens and native trees to save the forest and the understory in FB.
- Beach committee
 1. Beach renourishment will begin in June 2025. It will encompass three phases: Phase I will focus on Fish Haul Creek and the heel from June – October. Phase II (September – May 2026) will include

South Beach and central HHI (Forest Beach, Shipyard, Palmetto Dunes, Singleton). Phase III (dates TBD) will address some rock breakwater structures on Pine Island. The total cost will be \$42million. For more information, check out the HHI government website: 2025 Beach Renourishment Project Center.

2. Sea Turtle Patrol plans to expand its focus to include conservation efforts for other marine animals. Amber Kuehn recently completed a video in partnership with the Chamber to promote HHI. The last 2 nests of the 2024 season were inventoried on October 4. There were 204 nests total, with an emergence success of 60.8%, partially due to water inundation from storms. These numbers are lower than average. The majority of misorientations occurred in Port Royal and Palmetto Dunes. Flipper samples were taken from some of the deceased hatchlings for paternal DNA testing.
3. The plan for the 2025 season is to relocate all nests to either a 2-mile stretch on the north end or a 2-mile stretch on the south end, due to the beach renourishment.
4. The Lantern Parade will take place on Saturday, November 23 at 5:00 pm. It will begin on the beach at Alder Lane and end in Celebration Park.

Financial Report:

- The financial statement from 2023 and up to date for 2024 were presented. Dues income for 2024 is slightly ahead of 2023. There have been a lot of ARB applications and fees (some of these are refundable after a completion inspection). The financials were accepted as presented.
- The proposed budget for 2024 was presented. Questions on required memberships and funds for security were answered. How to grow the membership was discussed; several neighbors expressed interest in helping accomplish this.

Legal Report: There is some ongoing litigation, and the board is not able to discuss at this time.

Unfinished business:

1. Ongoing BCOLT compliance. FBOA is required to enforce compliance with BCOLT's development and habitat regulations. There is an annual walkthrough and property markers will be installed at the completion of the survey by Nandina. Any member is encouraged to be on any of the committees.
2. Veronica Muir posts on the FBOA Facebook page. She would like it to be a private group, instead of a public one. She welcomes any help.

Election of One Director Position

- Debbie Urato accepted the nomination for another term.
- There was a nomination from the floor of Beth Petro to run against Debbie.
- There was heated discussion of the election process, including Beth's qualifications to run for a directorship. There was also heated discussion concerning the number of proxies held by a single director to control the outcome of the election. Debbie verbally tendered her resignation in protest of these irregularities.
- Doug gathered all votes submitted.

Everyone left the meeting.

2026 Budget**Forest Beach Owners Association**

Income	2025 Budget	9/30/25	2026 Budget
Dues - 2026	\$ 102,500	\$ 97,782	\$ 83,200
ARB Fees	\$ 11,000	\$ 11,100	\$ 11,000
Interest Income	\$ 30	\$ 38	\$ 35
Miscellaneous	\$ -		
Total Income	\$ 113,530	\$ 108,920	\$ 94,235
Expenses			
ARB Expenses	\$ 1,000	\$ -	\$ 1,000
Administrative Fees	\$ 35,520	\$ 26,640	\$ 35,520
Rent	\$ 200	\$ 210	\$ 225
Insurance	\$ 13,000	\$ 12,745	\$ 13,000
Meeting Expenses	\$ 300	\$ 160	\$ 350
Property Transfer Dues Mailings			
Annual Newsletter / Dues Mailing	\$ 15,000	\$ 1,050	\$ 15,000
Telephone	\$ 1,920	\$ 1,281	\$ 1,932
Office Supplies	\$ 100	\$ -	\$ 100
Data Base Maintenance	\$ 1,700		\$ -
Miscellaneous	\$ 1,000		\$ 1,000
Legal	\$ 17,000	\$ 5,685	\$ 10,000
Taxes & Licenses	\$ 3,750	\$ 352	\$ 3,950
Web Site	\$ 400	\$ 22	\$ 400
Bank Chages	\$ 550	\$ 748	\$ 800
Postage	\$ 35	\$ 411	\$ 500
Office Equipment		\$ 17	\$ 50
Repairs & Maintenance	\$ 1,000	\$ 812	\$ 1,000
Safety	\$ -	\$ -	
Special Projects	\$ 750	\$ 4,200	\$ 4,000
Total Expenses	\$ 93,225	\$ 54,333	\$ 88,827
Utilize existing working funds	\$ -	\$ -	\$ -
Working Funds - current year	\$ 20,305	\$ 54,587	\$ 5,408
Beg of year Working Funds balance	\$ 55,836	\$ 55,836	\$ 55,836
End of year Working Funds balance	\$ 76,141	\$ 110,423	\$ 61,244