

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday April 20, 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 launce Zoom from a browser, by clicking on the link below

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

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.

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 March 9, 2026 – Jack
5. Treasurer’s report - John
6. ARB Submissions and pending items – John
 - a) 3 Alder LN – Completion Inspection – Approved
 - b) 1 Park RD – Completion Inspection – Approved
 - c) 221 Cordillo PKWY – Preliminary Design Review – Addition
 - d) 9 Mallard ST – ARB Approval Letter from Frank Guscio
 - e) 5 Laurel LN – Completion Inspection – Approved
 - f) 2 Dune LN – Completion Inspection – Approved
 - g) 6 Sea Oak – Dune Pruning – Approved
 - h) 200 Jacana ST – Parking Addition – Pending Town Review prior to Submission
 - i) 9 Myrtle LN – New Home w/ Pool & Spa – Revised Plans – Approved
 - j) 4 Sea Oak LN – Dune Pruning – Approved
 - k) Beachwalk Hotel Site – Preliminary Contact regarding Re-Development
 - l) 1 Juniper LN – New Pool & Fence – Preliminary Questions
 - m) 51 Dune LN – New Decking – Approved
7. Covenants enforcement - John
 - a) 3 Flamingo – Property Transfer – Cancelled
 - b) 12 Cassina LN – Property Transfer
 - c) Question on RV parking on Private Property
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) Beach Committee
 - i. Sea Turtle Patrol
 - c) Natural Resource Committee
 - i. Property Inspections
 - ii. Lawton Survey

- e.) Safety Committee
 - i. Security Proposal

f.) Town Council – appointed Land Management Ordinance Task Force update

10. Unfinished Business

- a) 2026 Goals
- b) By Law Review

11. New business

12. Membership comments (Limited to 3 minutes presentation)

13. Adjournment

The next meeting of the FBOA will be on May 11,2026

FOREST BEACH OWNERS ASSOCIATION

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**Minutes of the Meeting of the Board of Directors
March 9, 2026**

Present: Jack Daly, Amy Fee, Lee Lucier, Debbie Urato, Jeff Jernigan (Zoom), Frank Roberts, Rusty Jacquis (6:11pm), John Snodgrass, Larry LaBanc, Steve DeSimone, Beth Petro, Lisa Roberts, Doug Felten

Discussion with Steve DeSimone, Ward 3 TC representative...the following topics were discussed:

- LMO rewrite – the LMO is the island’s rulebook for determining what can be built, where it can be built, how dense the development is and how neighborhoods are protected. Since 2023 the LMO has been amended 19 times, but overdevelopment has continued. Forest Beach has, in addition, an Overlay District set of rules. The 21-person committee will be finished with the rewrite in November/December. There are 4-6 meetings left.
- The town’s budget for 2027 will be presented in May for a first reading.
- The LMO consultant committee study is not ready yet, code writing will start after the other changes to the LMO
- Steve thanked the Board for its input and suggestions for tree mitigation and the rights and values pertaining to personal property, fractional ownership, parking and short-term rentals.

The agenda was approved.

The minutes were approved as read.

Financial Report: The difference in the number of dues collected is that Marriott Grande Ocean has not paid. With his transfer, Massimo left instructions to withhold support of FBOA. We will reach out to the new manager, especially with implementation of private security for the neighborhood, which is what Massimo championed. We will also meet with the general manager of the Beach House. The report was approved as submitted.

ARB Report

- 15 Pelican St – new garage, driveway and additions, not approvable, pending revisions due to setback encroachments
- 14 Pelican St – new pool and decking, amended plans submitted, approved
- 38 NFB Dr – new pool, approved
- 9 Dove St – new pool, spa and decking, approved
- Jacana St access – safety concerns, referred to HHBA#2HC and Town
- 2 Sea Spray – residential additions, preliminary review
- 30 Firethorn Ln – new decking and pavilion, new fencing and retaining wall, approved
- 4 Sea Oak Ln – conservation easement work, sent permit application
- 4 Dove St – completion inspection, approved
- 3 Alder Ln – completion inspection, pending
- 1 Park Rd – completion inspection, pending

Covenants Enforcement

- Construction signage on SFB Dr – referred to the town
- 15 Dune Ln – property transfer
- 62 Dune Ln – property transfer
- 3 Flamingo St – property transfer

Legal Report

- Wood (property owner) – violation of BCOLT property easement (cutting in the dunes). Russell has been in contact with him. He will contact Jack.

Committee Reports

- We will send updates to Caylor after the November walkthrough: 7 Juniper (Faust) installed an impervious path 6 ft wide and 20 ft long on the easement property. He claims he is being singled out.
- Nandina Survey and markers – We have received a \$4200 estimate for installing the poles and signs. This is under what was budgeted, and Amy will proceed.
- Beach committee – Sea Turtle nesting season begins May 1. This year is anticipated to be a record nesting year because of low numbers last year and the build up of more dry sand. Beach renourishment has backtracked to Shipyard beach. Jack will meet with Jeff Netzinger for updates and other questions.
- Safety committee – security proposal, executive session
- Parking fees will go to the town for security and enforcement.

Unfinished Business: none

New Business: none

Membership comments

- Beth Petro – a plea for everyone to attend the LMO rewrite committee meeting on March 26. Forest Beach will be discussed. FB is not Jonesville and we should not be included in their regulations.

The meeting was adjourned to executive session at 6:40 pm.

The Board emerged from executive session at 7:28 pm. Actions include:

1. A statement will be crafted stating the Board's position on STRs and LMO discussions.
2. Lee will send a contract to the Board for review of the security proposal from Island Security for providing a marked vehicle with an armed officer for patrol 6/365 for security in North and South Forest Beach. Details will follow after the contract has been executed.

3. 14 & 16 Park Rd – John will contact Russell to communicate with the property owners on their next course of action through HUD regarding the keeping of chickens.

The meeting was adjourned at 7:30 pm.