

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday January 20, 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

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. Welcome - Neighbors and Town Council members.
2. Approve Agenda – John
3. Approval of prior meeting minutes
 - a) Approve DRAFT minutes from annual meeting October 19,2024 (If Available)
 - b) Approve meeting minutes from December 09, 2024
4. Treasurer’s report - John
 - a) See separate file on website
5. ARB Submissions and pending items - John
 - a) 10 Cassine LN – Natural Resource Issue
 - b) 5 Laurel LN – New Pool & Decking – Approved
 - c) 11 Firethorn LN – Fencing Questions from Realtor
 - d) First Baptist Church – New Restrooms – Approved
 - e) 1 Osprey LN – Tree Removal – Natural Resources
 - f) 1 Park RD – Inquiry on Landscape
 - g) 1 Firethorn LN – Completion Inspection – Approved
 - h) 19 Bittern ST – Residential Addition – Approved
 - i) 8 Bayberry LN – Completion Inspection – Approved
 - j) Strand Lot Questions from Property Owner
6. Covenants enforcement - John
 - a) 27 Lagoon RD – Complaint of property condition – Referred to Code Enforcement
 - b) 16 Park RD – Livestock on property – Referred to Board
 - c) 5 Osprey LN – Property Transfer
7. Legal updates
 - a) 9 Waves to Sunday – 9 Juniper LN
 - b) Charles Hughes – 6 Sea Oak LN
8. Committee updates
 - a) BCOLT compliance - John
 - 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. Turtle trackers
 - 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) None
10. Membership comments (Limited to 3 minutes presentation)
11. Executive Session
 - a. Annual meeting
 1. Election Results - Pending
 2. Elect 2025 officers – Pending
12. Action from Executive Session
13. Adjournment

The next meeting of the FBOA will be the December Board Meeting on February 10, 2025

FOREST BEACH OWNERS ASSOCIATION

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**Minutes of the Meeting of the Board of Directors
December 9, 2024**

Present: Massimo Santangelo, Doug Felten, Amy Fee, Jack Daly, Debbie Urato, John Snodgrass, Frank Roberts, Larry LaBanc, guests Steve DeSimone, Beth Petro, Lisa Roberts, Jeff Jernigan, George Taylor, Jim Cook

The Bank is the new meeting place for monthly BOD meetings, the second Monday of the month, at 5:30 pm.

Update from Steve DeSimone, Ward 3 town council representative: No official business has taken place yet with the new town government. Steve will receive a Town phone number and email in a few days. Council will meet with town staff in January. Steve will head up the parking committee; it will be composed of FB residents as well as business owners. There will be a deep discussion about safety and crime, including talk of a town police force.

The agenda was approved.

Minutes: The minutes of the November meeting were approved as read. The October minutes will be revisited in January for draft approval.

Financial Report: Dues receipts have increased \$6000 over 2023. There are still some bills outstanding, the newsletter mailing (\$13,000) and the Nandina payment (\$5000). The report was approved.

ARB Report

- 85 Dune Ln – new spa, referred to ARB Services (not in FBOA jurisdiction)
- 29 Holloman Tr – completion inspection, approved
- 23 Bittern St – deck roofing replacement, approved
- 33 Sandpiper St – new roof, approved
- 1 Park Rd – Natural Resources permit, referred to committee
- 10 Flamingo – Natural Resources permit, referred to committee

- 4 Sea Oak Ln dune crossover replacement, approved
- 1 Park Rd – new pool, approved
- 48 NFB Dr – tree removal, referred to NR committee
- 21 Sandpiper St – new paver patio and pool replaster, approved
- 40 Knotts Wy – new roof, approved
- 175 Jacana St – residential addition (master bath & closet addition), approved

Covenant Enforcement Report: 27 Lagoon Rd – complaint concerning outside appearance, referred to the town; no violation, but the property owner will be asked to remove a tree

Legal Updates

- 9 Juniper Ln (9 Waves to Sunday) – nothing new to report
- 6 Sea Oak Ln (Charles Hughes) – nothing new to report

BCOLT compliance: We are still waiting to do a walkthrough with Caylor Romines, when we will identify all encroachments, even new ones. FBOA holds title with tenants in common to the 35 acres for use by residents and guests of the area. FBOA may not develop this land or sell it. FBOA accepted existing encroachments at the time of property transfer. Nandina has finished the survey; we need 64 signs.

Committees Reports

- **Beach committee** - The 2024 season results are in: 62 females laid 204 nests. 16 were first time nesters: 5 of these have known mothers, 3 are mothers' first daughters. 114,119 hatchlings made it to the ocean off Hilton Head beaches, but only 1 out of 100 makes it to the Gulf Stream. 32 nests were adversely affected by storms, 3 were lost. There were 21 strandings. There were more than 200 turtle talks to visitors and community groups, as well as education sessions in the local schools.
- **Natural Resources committee** – Alex Pinkney is very busy with applications for tree removals. The leaning trees in beach accesses were removed. 12 Ibis St is to be reforested, as the owners cleared part of the town owned forest and incorporated it into their yard. Amy has spoken with Marc Orlando. 17 Mallard St will also be revisited for the removal of cypress trees along NFB Dr.
- **Parking committee** – Steve is the liaison to TC. The town's idea is to charge for parking in all town-owned lots except for Coligny. The town will study data collected in 2025 to determine next steps.
- **Safety committee** – There was no formal meeting, instead a roundtable discussion on call with Jack. The committee is recommending an increase in dues to fund the objective of hiring a private security company to patrol FB streets. The committee has not spoken with Steve; since he lives in FB, this is his personal issue, as well, and he has stated that safety is a big issue for him. He should be involved with the Safety Committee; perhaps there may be money from the Town. The survey should be sent to all FBOA members to get a better understanding of everyone's concerns. Matt composed a letter to be sent to the membership about a dues increase to pay for the hiring of a security company; several of the Board members have not read it.

Unfinished business

- **Non-conforming vendors in FB** – nothing new to report. This activity was legally determined to violate the FB covenants in 1976.
- **October 2024 annual meeting**
 1. Minutes - defer until January
 2. Election results – Russell submitted his report today, discussion in executive session
 3. Election of 2025 officers – executive session

Membership comments: George Taylor (Beachside Getaway client) – Should property owners hire their own security systems? John will get an update on crime statistics to send out with the survey. If Bob Bromage does not provide the information, he will go directly to the BCSO.

The meeting adjourned to executive session at 6:35 pm.

The board emerged from executive session at 6:59 pm. Dues will be raised to \$150 for 2025. Election results and election of 2025 officers are deferred until January 2025. The deadline for all newsletter articles, including the membership survey is December 15.

The meeting was adjourned at 7:03 pm.

