

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday March 10, 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>

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Launch the application and join meeting: 609 407 8890

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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 - Doug
2. Welcome - Neighbors and Town Council members. – Doug
3. Approve Agenda – Doug
4. Approval of prior meeting minutes
 - a) Approve meeting minutes from February 17, 2025 - Doug
5. Treasurer’s report - John
 - a) See separate file on website
6. ARB Submissions and pending items - John
 - a) 135 Dune LN – Question on Setbacks
 - b) 8 Bayberry LN – Question on location for Mailbox – Referred to Post Office
 - c) 17 N Forest Beach DR – Question on Door Replacement
 - d) Questions on Fence Guidelines
 - e) 1 Dove ST - Question on Flagpole
 - f) 10 Cassina LN – Strand Pruning - Approved
 - g) 61 Dune LN – New Solar System – Pending Review
 - h) Coligny Pocket Park – Pending Review
 - i) 135 Dune LN – Inquiry regarding proposed work – Referred to Karen Dill, ARB Services
7. Covenants enforcement - John
 - a) 221 Cordillo PKWY – Property Transfer
 - b) 4 Dune LN – Rental Property Complaints – Referred to Town Code Enforcement
 - c) 16 Egret ST – Property Transfer
 - d) 5 Bittern ST – Property Transfer
8. Legal updates - John
 - a) 9 Waves to Sunday – 9 Juniper LN
 - b) Charles Hughes – 6 Sea Oak LN
8. Committee updates
 - a) BCOLT compliance
 - 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. Sea Turtle Patrol
 - 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) Review of ARB fee structure and compensation for ARB administrator
 - b) Town open house 03/11/2025 – See flyer on website

10. Membership comments (Limited to 3 minutes presentation)

11. Executive Session

12. Action from Executive Session

13. Adjournment

The next meeting of the FBOA will be the December Board Meeting on April 14, 2025

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Minutes of the Meeting of the Board of Directors
February 17, 2025

Present: Doug Felten, Jack Daly, Debbie Urato, John Snodgrass, Amy Fee (zoom), Frank Roberts (phone), Massimo (phone), Matt (joined at 6:22 by phone), Larry LaBanc, guests Steve Desimone, David Schweiger Beth Petro, Lisa Roberts, Jayper

The meeting was called to order at 5:30.

These issues were discussed with Steve DeSimone, Ward 3 town council representative:

- **Security for FB – nothing has changed at the town level, but there is talk of a town police force. Bob Bromage has said that independent security companies have arrest power, even though GoJo has said the opposite. (Their narrative is that they can detain until BCSO arrives.) Sheriff’s office may have to deputize some outside people. There is an appetite for a municipal court to be located on HHI (perhaps in the PNC Bank building?) sometime during 2025, but not for this tourist season. There is a town workshop scheduled for sometime soon, and this will be discussed. FBOA can apply to the town for an ATAX grant to help with costs of hiring private security. There may be a BCSO wagon stationed at the St. Patrick’s Day parade.**
- **Parking – The Aunt Chilada’s building will be demolished. Bids are due by this Friday. The Wild Wings building will remain, to be used for town offices, a nonprofit organization; discussions are ongoing. The town task force has still not been put together. The town will collect data from the 2025 tourist season.**
- **To date, there are no new LMO updates as it relates to trees and the forest. The FBOA NRC has been in talks with town staff for more than 2 years expressing concerns about the deforestation of our neighborhood.**
- **STR ordinance – There is a town STR meeting tomorrow to discuss updates to the year-old ordinance: parking, occupancy numbers per sq ft, permit safety inspections and best practices. There will be a regional meeting on Thursday at 5:00 at The Beach House, conducted by town staff about their vision for Forest Beach. All neighbors are strongly encouraged to attend and provide input.**

The agenda was approved.

The minutes were approved as read.

Financial Report: Dues receipts are down slightly from this time last year. Nandina has been paid. The report was approved as submitted.

ARB Report

- 10 Cassina Ln – Natural Resources inspection – approved
- Brixmor (owner of Circle Center) has plans to demolish the former Bi-Lo building and replace it with another supermarket. Inquiry for FBOA ARB requirements. Brixmor is not planning to sell Circle Center.
- 5 Alder Ln – new property owner, what private signs are allowed
- Ocean One Villas – commercial fence replacement, approved
- 42 SFB Dr – tree/bird issue – referred to NRC
- 5 Mallard St – new pool and decking, approved
- Dune Ln flag lots – setback questions from the town
- 10 Flamingo St – new pool and decking, approved
- 23 Dune Ln – new addition, approved

Covenant Enforcement Report

- Inquiry regarding strand ownership on oceanfront lot – restrictions
- Inquiry for lot setbacks on Myrtle Ln
- 15 Heron St – property transfer

Legal Report

- 9 Juniper Ln (9 Waves to Sunday) – no new updates
- 6 Sea Oak Ln (Charles Hughes) – no new updates

Committee Updates

- BCOLT compliance – We are still waiting on the report from Caylor Romines
- Beach committee – the 2025 beach renourishment schedule has been delayed. It will begin in late July or August at the north end of the island. DNR and Fish and Wildlife required the ban of dogs from the beach at the northern end of the island where piping plovers and red knots rest on their migration to Canada; they are federally protected species. The town has now passed this ordinance and the renourishment permit has been granted, so the town is receiving bids. The mid island renourishment will not begin until October, so FB will have a normal summer season on the beach. Many turtle nests will not have to be relocated. The renourishment will continue into May 2026.
- Natural Resources committee – Amy will apply next year for a Native Plant Grant to help with reforestation of some of the violations, e.g. 12 Ibis St, replacement of cypress trees removed along NFB Dr. Amy and Jack walked through the Nandina surveyed property with Chuck Perry, so that he can begin placement of BCOLT signs
- Safety committee –
 - The town is in negotiation with SCDOT concerning NFB Dr and SFB Dr. These are the town's ideas (in phases), according to a meeting that John had with Theresa McVey and Jeff Netzing: 1) the town is considering lowering the speed limits on both roads, 2) installation of state lines and crosswalk signs (similar to what is in Bluffton), 3) speed mounds (not bumps) and raised crosswalks along SFB Dr, 4) bike pathways along the ocean side of SFB Dr, 5) a turn lane and landscaped median instead of 4 lanes on SFB Dr and another look at the Hawk signal to add audio prompts. The town is also looking at the Pope Ave Lagoon Rd intersection as a 4-way stop for pedestrian crossing. Mark Orlando wants uniform crosswalk markings island-wide based on international standards.
 - The survey results are in: there were 161 responses out of 3780 properties, including businesses. This represents less than 5% of total properties. How do we get more responses? Of those 5%, it was about 50/50% in favor of raising dues to cover private company security expenses; this is not enough income. The board will look at the comments made by respondents, and the discussion continues. Steve DeSimone stated that the town should be involved with some financial help, through an ATAX grant, or the creation of a town police force. The town has asked for more sheriff patrols.

Unfinished Business

John is attempting to create a database of property owners in Forest Beach to take this in house and away from Coastal Marketing. Their list is awful, and is subject to change at any time by county records; the county overrides what Coastal Marketing maintains. This results in no physical mailing addresses for some properties, and there have been about 200 dues mailings that have been returned so far this year. John is also looking for some software (price unknown) that is similar but unlike that of POAs whose job it is to landscape, maintain common areas and make repairs. We need subdivision

numbers, physical mailing addresses, local mailing addresses, the owners' names, and email addresses for all properties, not just FBOA members.

New Business

John's compensation for ARB review: Frank began this discussion. Since he is travelling, this will continue to next month's board meeting.

Membership Comments: none

The next BOD meeting will be in person on March 10th at The Bank.

The meeting was adjourned at 6:42 pm.