

FOREST BEACH OWNERS' ASSOCIATION, INC.

AGENDA, Board of Directors meeting

Monday July 14, 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. 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 June 09, 2025 - Doug
5. Treasurer's report - John
 - a) See separate file on the website
6. ARB Submissions and pending items - John
 - a) Check back for updated agenda
7. Covenants enforcement - John
 - a) Check back for updated agenda
8. Legal updates - John
 - a) 9 Waves to Sunday – 9 Juniper LN
 - b) Charles Hughes – 6 Sea Oak LN
9. 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
10. Unfinished Business
 - a) Chickens on Park Rd

11. New business

- a) Discussion about people who join the meeting after the roll call and how to get them marked as attendees.
- b) Presentation and discussion of the draft Rules and Regs.
- c) Discussion of nomination procedures for Board members and procedures for voting.

12. Membership comments (Limited to 3 minutes presentation)

13. Executive Session

- a) Review of Guscio Proposal for Property Transfer

14. Action from Executive Session

15. Adjournment

The next meeting of the FBOA will be on August 11, 2025

For last month's minutes check back for updated agenda