

MINUTES
FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING
January 14, 2006

PRESENT: Messrs. Thomas, Gnau, Hummer, Hunter, Buschur, Young; Mrs. Hormel and Mrs. Cantley; Mr. Mathews by telephone.

ABSENT: Mr. Davis

1) Call to Order and Determine Presence of a Quorum of Directors: President Thomas called the meeting to order at 9:00 am. There was a quorum present.

2) Approve Minutes of December 10, 2005: The minutes of the December 10, 2005 Board meeting were approved. The minutes can be read online at <http://www.fipoa.org/minutes.html>.

3) Discussion of Matters Deferred to this Meeting: Resolution #394

To Approve Updated Rules and Regulations Schedule of Violations and Fees sections (H) and (I).

Proposed Resolution: That the Board of Directors approve the adoption of the revised Rules and Regulations Violations and Schedule of Fees sections H and I.

Discussion: It was felt this was a more objective measuring tool rather than attempting to enforce decibel levels. This language is similar to that used by various municipalities nationwide.

Motion: Motion approved.

4) Report from General Manager Kate Hines:

2006 Outlook: The plan for 2006 is to keep improving the Island's appearance thru mailbox enforcement, landscaping improvements and maintenance, and keep Security's staffing levels to meet what is needed on the Island.

The front entry is in the process of an overhaul which should be cleaner, as well as deer resistant; the parks are in tip-top shape and we plan to add dog stations to them this spring for easy owner clean up; two crossovers have been tagged for major repairs by early summer.

Fairway Club Drive will have underground engineering repairs for drainage and will be repaved. Dolphin Road will also be repaved late this year. An engineering study will be completed on the feasibility of widening sections of Tarpon Boulevard.

The new golf cart has been purchased and will be used by Security for a friendlier approach to mix with the owners and guests. Administration staff is also using it for crossover inspection, mailbox compliance inspection, and road surface inspection.

We've received many, many compliments on the new design of The Trawler and we will continue to improve communications thru the website as well.

We plan to keep reinforcing to the owners the change in management style from administrative supervision to a chief operating officer controlled structure.

We discussed the POA calendar last month. The POA website calendar now has Fripp Club events listed as well. Please remind leaders of MGA, bridge groups, etc., that they can request a posting on the POA calendar by completing the form on line or by calling 838-4155. To date, only the Women's Club and Fripp Club have requested adding events.

Monthly overview:

Financial: The final financial figures for 2005 will not be available until after the audit is performed, but the unadjusted figures show a surplus for transfer to reserves of approximately \$300,000. The audit begins January 26.

General Fund: \$1,182,000; Cash reserves of \$1,820,000; Accounts receivable \$401,300

We are at less than 1% of budget on expenses and 80% of income for the year to date.

82% of 2006 Property assessments received to date compared with 80% this time last year.

There were 17 property transfers in December.

Security: The committee will meet on January 18. The golf cart/ATV is here and has been used on patrol as well as for crossover and road inspections.

Mailbox Compliance: We have inspected from South Tarpon to the Maxwell Bridge at Bonito and found 73 mailboxes that need attention. Letters for these are in the process of being mailed, with dates of mailing, not date on inspection, starting the clock for compliance. We are creating a computer database to help keep track of and streamline this process. This will be a long process and I am dividing the island into areas to inspect. After we finish Tarpon, we will start on Dolphin and Remora.

Roads & Drainage: The Porpoise pipe project is complete. Rip/rap was placed this week and the area was dressed on Jan. 13. The road was paved and re-opened Thursday. Some cracks appeared in the walls of the Pierson residence as a result of the sheet pile process. The contractor will pay for the Pierson's to repaint their walls. We have paid one draw request and are waiting for engineer approval before making the next one. Retainage of 10% will be held per contract for 30 days.

We've been asked to investigate erosion on Fiddler's Ridge Road. Tom Gioiosa and Ernie Wilson and I will look into what is needed. This has not been budgeted for.

Cuts on Tarpon made by PSD will be repaired by end of January, as will Rock Beauty and the cuts on Dolphin that had to be cut back thru.

Lakes: One aerator was out and repaired within 3 days.

Crossovers: We expect #23 to be replaced in late spring; #26 will be replaced this summer.

Club Advisory Board: The last meeting was held December 12. Henceforth, the CAB meetings will be the 3rd Monday of each month. Permits were received for new bathrooms at the Beach Club; hope to have complete by mid-February. The pools will receive new signage. The large container in the marina parking area is holding the furniture and fixtures for the Boathouse Restaurant.

PSD: Committee assignments were made by Chairman Combes: Pat Reilly will head the Water committee; Bill Inglett – Bridge and Erosion; Tom Griffin – Fire; Bill Woodward – Waste Water Treatment; and Gary Bond - Budget/Planning

There will be a workshop in April to teach plumbers how to properly connect to the new vacuum sewer system.

A leak was found in Phase I of the sewer line; some of Dolphin was dug up to find and repair it. PSD and their contractor are diligently working to ensure that all leaks are found and fixed before the system gets started.

Annual Meeting: The Annual Meeting will be held Saturday, April 15 at 9:00am in the Community Centre Chapel. We are anticipating there will be teleconference capability for those unable to attend in person.

Resolution 395: To Designate a Certified Public Accountant to perform the 2006 Audit

Proposed Resolution: That the Board of Directors authorizes the General Manager to hire Cherry, Bekaert & Holland, L.L.P. to perform the 2006 audit of the Association financial statements of the books and records.

Motion: Motion approved.

(5) Committee Reports:

Nominating Committee: Mary Cantley presented the slate of nominees for the FIPOA Board Class of 2009. They are Bob Davidson, Carol Fahey, Joe Gannon, Bob Newby, Allan Price and Barbara Sealey. Petition candidates are welcome to submit petitions to the Nominating Committee until February 15.

Reserve Subcommittee of Finance Committee: Paul Hummer noted the subcommittee had been discussing whether the POA has enough reserves to fund the needs of the Island and noted that this matter had been discussed in previous years. It was decided to seek information regarding a professional study and Kate has contacted Miller Dodson Associates. The principal will be invited to attend the March Board meeting and we will move forward pending Board approval.

Action: Kate will place Miller Dodson information in the reading file.

(6) Comments and Questions from Board Members and POA Members:

(C) The Women's Club is still collecting recipes for its new cookbook; they may be submitted to Judy Hummer.

(C) The Biannual White Elephant Sale sponsored by the Community Centre will be held on June 24. For storing donations now, please contact Don Aldrich, Dean Pelley, or T. Thomas.

(C) It was noted that there appears to be a large accumulation of trash and debris at the Rock Beauty access. A similar complaint had recently been received in the POA office.

(A) Kate will refer this to Earthworx.

7) Statement of Matters Deferred to Next Meeting: None

8) Next Meeting: The next meeting is scheduled for February 11, 2006.

9) Vote to go into Executive Session for Discussion of Personnel Matters: The regular session ended at 9:30am.

10) Recess

11) Reconvene in Executive Session

12) Reconvened Regular Meeting from Executive Session

13) Resolution 396 – Update Administrative Salary Plan

Proposed Resolution: That the Board of Directors approve the Administrative Salary Plan, effective January 1, 2006.

Discussion: Discussion was held in Executive Session.

Motion: Motion approved.

14) Adjourn: The meeting was adjourned at 10:45am.

Respectfully submitted,

Deanna Hormel
Secretary

*Minutes are not the official record of proceedings until the Board of Directors has approved them at the following meeting. Please hold this draft until you pick up the next meeting's draft that will contain corrections as made and approved by the Board.

** To participate in Board meetings by teleconference, owners may call 1-888-311-9051; then 56413#.