

**MINUTES**  
**FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING**  
**March 11, 2006**

**PRESENT:** Mrs. Hormel; Messrs. Gnau, Hummer, Davis, Buschur, Young and Mathews; Mrs. Cantley by telephone.

**ABSENT:** Messrs. Thomas and Hunter

**1) Call to Order and Determine Presence of a Quorum of Directors:** Acting President Hormel called the meeting to order at 8:00 am. There was a quorum present.

**2) Approve Minutes of February 11, 2006:** The minutes of the February 11, 2006 Board meeting were approved as presented. The minutes can be read online at <http://www.fipoa.org/minutes.html>.

**3) Discussion of Matters Deferred to this Meeting:** None

**4) Reserve Study Proposal by Peter Miller of Miller Dodson Associates:** Paul Hummer noted the Reserves Subcommittee had been discussing whether the FIPOA has enough reserves to replace assets and fund the future needs of the Island. It was decided to seek outside professional counsel using information about FIPOA assets and Mr. Miller is here today to discuss the process. He distributed a handout listing their SC Community Association clients as well as a handout on the Reserve Study Process and Sequence of Events. Following discussion, Mr. Miller was thanked for his presentation. His recommendations will be presented to the Board later in the meeting for their review and action.

**5) Report from General Manager Kate Hines:**

**Misc:** 1863 ballots for 2006 election were mailed to members in good standing on March 3<sup>rd</sup>. Date due is March 31<sup>st</sup>

The 2<sup>nd</sup> Annual Make a Difference Day will be held April 8<sup>th</sup> and volunteers are needed. Please contact Bob Newby at 1438 or Jim Connell at 0180.

**Financial: general fund:** \$1,001,500; Cash reserves \$1,886,000; Accounts receivable \$94,000. We are at 20% of budget on expenses and 83% of income for the year to date.

- 122 late notices for 2006 assessments with past due fees mailed 3/1/06.

- There were 10 property transfers in February.

- The repair of the electric box at the flagpole is almost complete and will be over budget.

**Security:** The committee met on February 15. Two resolutions today stem from the committee: one is regarding a video recording system at the gate; the other is a Community Service program. Other discussion included computer tracking of consistent violators and parking concerns.

**Mailbox Compliance:** Many of you who received letters of noncompliance feel that you are being picked on and that it is overkill to ask you to paint rust spots or correct a tilt. Please understand that mailbox compliance has not even been looked at for at least six years. We'd like to get every box as close as possible to looking the same to start this program.

The two men who do mailbox work have long waiting lists and 2<sup>nd</sup> notices are not being sent to anyone who calls and lets me know that they are on one of those waiting lists. Nor are we sending 2<sup>nd</sup> notices to anyone who calls and lets me know that Grayco has run out of boxes.

Also, we are not sending a fine notice if the mailbox gets repaired immediately after getting the 2<sup>nd</sup> violation notice. This program is not about making money; it's about getting every mailbox to be aesthetically pleasing! Over 500 letters have been sent and one fine pursued and collected.

**Bridges:** Proposal for surveys for the three POA bridges will be brought to the Board for a vote in May.

**Roads & Drainage:** The Roads and Drainage Committee will meet to review plans for pipe correction at Fairway Club Drive.

**Crossovers:** All beachside posts have been repainted and renumbered.

**Club Advisory Board:** The Boathouse opened on March 3<sup>rd</sup>. Savannah's has closed. Contact group sales for rental of this space. The Ocean Point Grille hood has been repaired. All pools opened on March 1<sup>st</sup>. There is a leak at Ocean Point pool, which is being investigated. The restrooms at the tent should be open very soon.

The Resort is interviewing for a Food & Beverage manager.

**PSD:** At the February meeting, there was discussion about the paint color of the sewer plant. The Commissioners decided to stay with the color recommended by the engineering firm – it is what you see now. The wastewater treatment plant should be on line in early April.

**Misc:** HSUS will be here one more week – thanks again to all the owners who generously gave of their properties.

- Mrs. Hines has been elected Vice Chair of the Lowcountry Large Scale Managers Committee which is made up of POA managers in this region of South Carolina.

**Resolution 398: To Enter into a Contract for a Reserve Study**

**Proposed Resolution:** That the Fripp Island Property Owners Association enter in a contract with Miller, Dodson Associates for a reserve study; amount not to exceed \$6,620. The funds will come from the Project Expense line item of the 2006 Budget

**Motion: Motion approved.**

**Resolution 399: To Install a Video Recording System at the Security Gate**

**Proposed Resolution:** That the Board of Directors authorizes purchase and installation of a video monitoring system for the front gate; costs not to exceed \$6,040 for installation and the first year's maintenance.

**Discussion:** 1) The purpose is to purchase and install a video recording system at the Security gate for added safety for owners, guests and employees. 2) The maintenance fee is \$625/year. 3) Whether a sign should be placed stating the gate is under video surveillance.

**Motion: Motion approved pending legal opinion.**

Action: Make announcement at the Annual Meeting and a notice in *The Trawler* as an information item.

**Resolution 400: Creation and Implementation of a Community Service Program**

**Proposed Resolution:** That the Board of Directors authorizes creation and implementation of a Community Service Program as attached.

**Motion Motion approved.**

**Guest: Don Peel, President of The Fripp Group and Manager, Springtide Village**

Mr. Peel was present to discuss the re-opening of the general store (formerly T.T. Bones), hopefully by Easter weekend with Leslie Thompson as manager. He requested that 1) we either email owners notifying them of the opening and requesting comments or suggestions be emailed to him or 2) put a notice in *The Trawler* to the same effect. Mrs. Hines commented creating a push mail on the web would require a Board resolution. It was noted that Mr. Peel is a business owner asking for our help and to do so would open this process up to other business entities. A motion was made that the POA Board support a website blurb about the store's opening; however, there was no second.

**Action: The Board felt the time to consider this request is when an actual opening date has been set and a simple announcement on the web will suffice.**

**PSD: Bill Inglett** presented the following information:

- The Wastewater treatment plant will be on line in late April.

- The first two phases of the Vacuum sewer system will be complete by the end of June and will be connected in July.

- The second two phases will begin in July and finish in August of 2007.

- Owners in Phase 1 and 2 will receive official notice from the PSD when they will be able to hook in using a qualified plumber.

**6) Committee Reports:** None

**7) Comments and Questions from Board Members and POA Members:** None

**8) Statement of Matters Deferred to Next Meeting:** None

**9) Annual Meeting Reminder:** The Annual Meeting will be held April 15, 2006 at 9:00am in the Community Centre Chapel. Teleconferencing will be available for those unable to attend in person.

**10) Adjourn:** The meeting was adjourned at 9:25am.

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#.