

**MINUTES**  
**FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING**  
**May 13, 2006**

**PRESENT:** Messrs. Thomas, Gnau, Hummer, Hunter, Davis, Buschur & Young; Mrs. Hormel; Mr. Mathews by telephone.

**ABSENT:** Mrs. Cantley

**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 March 11, 2006 and April 15, 2006:** The minutes of the March 11 and April 15, 2006 Board meetings 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) Report from General Manager Kate Hines:**

The motion to approve resolution 399 concerning the video recording system received a favorable legal opinion.

**Financial - Insurance:** We requested bids for our insurance package from three agencies this year. Our current agent, Carswell Insurance, came back with the best proposal, including an increase in Umbrella policy to cover up to 25 million for a savings of almost \$15,000 over what we had budgeted. Because of increases in other areas such as property coverage, the overall package will be approximately \$12,000 under budget for the year.

**General Fund:** \$1,087,000; Cash reserves of \$1,922,000; Accounts receivable \$39,000

We are at 25% of budget on expenses and 91% of income for the year to date.

- 99% of 2006 Property assessments received to date. 44 Late notices with past due fees mailed 5/10/06.

- There were 26 property transfers in March and April.

- The flagpole electricity repair will not need a resolution as it was just shy of \$500 over budget.

**Security:** The video recording system has been installed at the gate. There have been no negative comments from staff, owners or guests about the system. The committee's next meeting is May 17.

**Appeals Committee:** Of the 12 appeals heard, one fine was reduced and the other appeals were denied.

**Roads & Drainage:** The committee met May 12 to review the revised plans for correcting the pipe under Fairway Club Drive. At that time, it was felt the benefit does not outweigh the cost. We have installed a drainage catch basin on Sea Otter and will next install one on Whitetail Court. Yellow lines painted recently on Veranda Beach will be overpainted white.

**Crossovers:** Crossover #26 on south Tarpon has been closed pending major repair; the work should start next week. Crossover #23 will also undergo major repairs this season. This was the soonest we could get the contractor to come – he was hired when the budget was approved last October. A few crossovers (17, 18, and 21) lost boards in last weekend's storm, but they have since been repaired.

**Lakes:** The aerator at the north end of Blue Heron has been moved. Thanks to Charlie and Anne Warner for allowing us to tap into their electric meter.

**Grounds & Beautification:** Make a Difference Day came in on budget at \$5,000. Thanks to the volunteers who helped, especially Co-Chairs Bob Newby and Jim Connell. Annuals have been planted at the front entrance and at the flagpole. If you see a red bay tree that's dead or dying and know whose property it is on, please let us know. We will contact the property owner and ask them to cut down the dead tree for safety and to help the appearance of the island.

**Club Advisory Board:** The last meeting was held April 17. Owners are requested to ask for amenity cards – including those for immediate family - well in advance of needing them. There were long lines at the Club office over the Easter holiday. Please send in the request form via fax or email ahead of time – they cannot take the information over the phone. The next meeting will be held May 15.

**PSD:** The Fire Department is looking for new volunteer engineers. The Jet Ski is here for the season. The wastewater treatment plant is up and running. They are awaiting DHEC approval to discharge into the new pond. The old plant is ready to be demolished. A safety fence will be erected around parts of the new plant and landscaping will be placed as well. The next phase for installation of the vacuum line is Tarpon to Bonito and Marlin Drive. The budget for FY 2007 was given approval, pending notice posting in the paper. Water rates will not change. (see PSD Report)

**Decals:** The 2006-2008 owner decals are ready to be distributed. Decal applications that include owners' vehicle information will be mailed on May 15.

**Misc:** Mrs. Hines attended the 7<sup>th</sup> annual Community Managers' International Association workshop, held this year in Hawaii two weeks ago. 38 managers from across the country visited three different host communities over a four-day period to monitor their operations. A detailed report will be forwarded to the Board. While there, results of the CMIA election were announced and she was elected to the Board of Directors as well as Secretary of that Board.

**Resolution 401: To Transfer Excess Membership Income**

**Proposed Resolution:** That the Board of Directors accepts the recommendation of the Finance Committee to approve the audit report and give approval to transfer \$171,300 from the General Fund to the Capital Fund.

**Motion: Motion approved.**

**Resolution 402: To Inspect the Tarpon Boulevard, Maxwell, and Fiddler's Trace Bridges**

**Proposed Resolution:** That the Board of Directors approves expenses of \$12,300 for inspection of the Tarpon Boulevard, Maxwell, and Fiddler's Trace Bridges; funds to come from the FIPOA Road and Bridge Fund.

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

**5) Committee Reports - PSD:** The Inlet Bridge has been surveyed by WSA and is in good condition; however, the engineering firm suggests it is time to be thinking about replacement. Consideration will also be given to current hurricane, earthquake and large wave action guidelines.

- The importance of maintaining the 25 mph speed limit was stressed.
- The sewer tap in fee has been reduced for two periods of time upon phase completion in the hopes that people will connect sooner than later. Contact Ernie Wilson at 838-2400 for details
- Six plumbers were present for connection training.
- Tax millage increase for 2007 budget is 1.7%.

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

- There is a root under Grouse Point Road that is dangerous to both pedestrians and cyclists; referred to Mrs. Hines.
- A bike path detour sign is still posted by the PSD although the work is completed. Mrs. Hines will refer to Ernie Wilson.
- The Community Centre Treasure Sale will be held June 24.
- It was questioned whether wireless LAN was available for Fripp. Allan Price will investigate cost and other issues.

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

**8) Next Meeting:** The next meeting is scheduled for June 10, 2006 at 9:00 am.

In appreciation for their past three years of service, presentations were given to outgoing FIPOA President T Thomas and Directors Eric Gnau and Deanna Hormel.

**9) Vote to go into Executive Session for Discussion of Legal and Organizational Matters**

**10) Recess**

**11) Reconvene Regular Meeting; Announce Action Taken in Executive Session**

The following FIPOA Officers for 2006 – 2007 were announced:

President: Paul Hummer

Vice President: Bob Young

Secretary: Buck Mathews

Treasurer: Bill Buschur

**12) Adjourn:** The meeting was adjourned at 9:35 am.

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.

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