

MINUTES
FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING
June 10, 2006

PRESENT: Messrs. Hummer, Buschur, Mathews, Davidson, Davis, Gannon, Hunter and Price; Mrs. Cantley
ABSENT: Mr. Young

1) Call to Order and Determine Presence of a Quorum of Directors: President Hummer called the meeting to order at 9:00 am and welcomed guests, present and past Board members and staff. There was a quorum present.

2) Approve Minutes of May 13, 2006: The minutes of the May 13, 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) Report from General Manager Kate Hines:

Misc: Copies of a Phillips and Jordan brochure were distributed to the Board for review. The disaster debris removal company currently has contracts with several communities and plantations in the low country area. Essentially, we can have their forces under contract at no fee until a disaster occurs, at which time we may tell them to proceed. There is a right of entry agreement for each property owner to sign. Once in place, P&J can enter an owners' property and clean it for them at a cost per hour. The POA cost would be per cubic yard. A sample contract will be available for Board members to review within a week.

Allan Price and I met with Internet Service of the Lowcountry for preliminary discussion about an island-wide wireless network. Preliminary figures will be provided, and if practical, we will see how much owner interest there is before progressing further.

Owner decals expire on June 15. Please contact us to get your new ones – they are gold with a green trim. We are processing as quickly as we can and have handed or mailed out about 4,000 to date.

The Chief and I have discussed installing a pedestrian crossing sign on Tarpon at Remora and one in front of the Beach Club. What are the thoughts of the Board members? **Discussion:** Several options were suggested and it was decided to install pedestrian crossing signs at these areas and review results in August.

Financial: General Fund: \$864,000; Cash reserves of \$2,008,000; Accounts receivable \$41,000.

-We are at 35% of budget on expenses and 93% of income for the year to date.

-99.5% of 2006 Property assessments received to date. 36 Late notices past due fees mailed 6/1/06 Certified letters will be mailed to those owners making no attempt to pay on June 15.

-There were 14 property transfers in May.

Security: There was one larceny on Swordfish that was reported to the Beaufort County Sheriff's Department and mentioned in The Beaufort Gazette two weeks ago. We have no further information, as the Sheriff's department is handling the case. **Discussion:** It was suggested that the POA should notify owners when a police report occurs. Referred to the Security Committee.

-An aggressive alligator was recently removed from Davis Love Drive. This one had decided to move onto the front stoop of a golf cottage and would not budge.

-The committee will meet July 19.

- A demonstration of the gate's video surveillance system was held for Board members after the meeting.

Roads & Drainage: The committee met twice in May regarding the pipe under Fairway Club Drive. It was determined that suggested corrections to the elevation of the junction basin and pipe leading from it will not make enough of a difference in the drainage of the land south of the pipe; therefore, the project will be shelved. Repaving of Fairway Club Road will still go ahead as planned, hopefully before Columbus Day. All Fairway Club owners will be contacted to see if they would like to pay to have their driveways corrected in conjunction with this roadwork.

- There is a sinkhole on Fiddler's Trace just beyond the bridge. The engineering firm of WSA has confirmed that the bridge is ok, but the area beyond it is losing ground. They are going to recommend a design for repair and may suggest using a pipe to replace what's there now.
- We have installed a drainage catch basin on Whitetail Court.

Crossovers: Major crossover repairs at 26 and 23 will not be started until July, due to the contractor's loss of some personnel.

Lakes: Due to lack of rainfall, all the lakes are very low. Although the abundance of pondweed growing in Blue Heron is unsightly, it does provide necessary oxygen. An aerator in Fiddler's has been suffering from mechanical difficulties and is in process of being repaired.

Grounds & Beautification: We were given names of five property owners with diseased bay trees and these owners have been sent letters about removing them. The blight is irreversible. The center island at the top of Fiddler's Ridge was cleaned of excess brush, per request of the Fire Chief.

Appeals Committee: No meeting this month.

Resolution 403: To Reappoint a Chair and a Committee Member to the Standing Bridges Committee

Proposed Resolution: That the Board of Directors reappoints the following Members to the Standing Bridges Committee: Tom Gioiosa, Chair, and the General Manager.

Resolution 404: To Appoint a New Chair and Committee Members to the Standing Finance Committee

Proposed Resolution: That the Board of Directors appoints the following Members to the Standing Finance Committee: Bill Buschur, Treasurer/Chair, Becky Beskow, Bob Davidson, Eric Gnau, Bruce Jentner, and the General Manager.

Resolution 405: To Appoint a New Chair and Committee Members to the Standing Human Resources Committee

Proposed Resolution: That the Board of Directors reappoints the following Members to the Standing Human Resources Committee: Mary Cantley, Chair, Chris Maurer Vice Chair, Jeanine Taylor, David Case, and the General Manager.

Resolution 406: To Appoint a New Chair and Committee Members to the Standing Roads & Drainage Committee

Proposed Resolution: That the Board of Directors appoints the following Members to the Standing Roads & Drainage Committee: Allan Price, Chair, Tom Hunter, Don Aldrich, Ton Gioiosa, Ray Lewis, and the General Manager.

Resolution 407: To Appoint a New Chair and Committee Members to the Standing Security Committee

Proposed Resolution: That the Board of Directors appoints the following Members to the Standing Security Committee: Charlie Davis, Chair, Bob Young, Carole Fahey, Buck Mathews, Micki McCormick, Jim Parks, and Dick Welhoelter; Ex-Officio appointments: General Manager, Security Chief, Fire Chief, Fripp Company Representative.

Resolution 408: To Appoint a New Chair and Committee Members to the Non-Standing Appeals Committee

Proposed Resolution: That the Board of Directors appoints the following Members to the Non-Standing Appeals Committee: Joe Gannon, Chair, Bonnie Combs, Steven Martinez, Alice Parks, Dorothy Steele, and Don Thomas. Ex-Officio appointments: General Manager and ARB representative.

Resolution 409: To Appoint a New Chair and Committee Members to the Non-Standing Off-Island Affairs Committee

Proposed Resolution: That the Board of Directors appoints the following Members to the Non-Standing Off-Island Affairs Committee: Bob Davidson, Chair, Mary Cantley, Bob Newby, Jim Connell, Sandy Yarborough, Jerry Risher, and Hobby Cobb.

Motion: The option of individual motions or a blanket motion to approve the resolutions was suggested. A blanket motion was approved.

5) Committee/Other Reports –

CAB: There was no quorum at the last meeting but an informal discussion took place. The swipe card system should be ready by next week. At the Beach Club area, you will be able to get thru the beach access, but the gate will be erected to block access to the Sandbar or pool. As a point of information, the heated pool is turned off on May 1 each year.

PSD: The wastewater plant is up and running but still needs certification. The old plant is approximately 50% removed. Paving, fencing and landscaping are planned next. Connections to the sewer vacuum system will start next week; owners will be receiving letters notifying them of plumbers who attended the training sessions. The Phase III sewer line installation is continuing. Minor repairs to the Inlet Bridge are being planned for next year.

- The jet ski has been used twice recently for rescue calls. Please call 911 if rescue is necessary.
- The next meeting will be held June 13.

6) Comments and Questions from Members:

- The Hunting Island renourishment project has not affected us yet; however, their permit requires they monitor the effects on our bridge.
- A concern was expressed about the number of feral cats living on the Island. An owner noted her housecat had been attacked by a wild cat and required veterinary care. She noted the local animal shelter has worked with downtown residents in the trapping of these cats and requested the Board to think about doing the same. Referred to Mrs. Hines.

7) New Business: Mr. Hummer noted the Off Island Affairs Committee had conducted an owner survey two years ago. He suggested it was time for the Board to revisit the survey results to see if we have responded adequately. A copy of the survey results will be provided to Directors prior to the August meeting.

8) Statement of Matters Deferred to Next Meeting: None

9) Next Meeting: The next meeting is scheduled for Saturday, August 12, 2006 at 9:00 am.

10) Adjourn: The meeting was adjourned at 9:40 am.

Respectfully submitted,

Buck Mathews
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#.