

MINUTES
FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING
August 12, 2006

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

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. There was a quorum present.

2) Approve Minutes of June 10, 2006: The minutes of the June 10, 2006 Board meeting were approved as presented. The minutes can be read online at <http://www.fipoa.org/minutes.html>. There was no meeting in July.

3) Discussion of Matters Deferred to this Meeting: None

4) Resolution 410: To Adopt an Addition to the Rules and Regulations to Prohibit Trespassing in Posted Areas

Proposed Resolution: That the Board of Directors approve the attached Trespassing regulation for addition to the Rules and Regulations last amended January 14, 2006.

Discussion: It was noted that this applies to posted areas only and the current regulation used, disorderly conduct, does not adequately apply. Normally, a courtesy notice will be given first. In the case of a second offense, there will be a \$100 POA citation. If a third offense occurs, the fine will be doubled or a state citation of \$257.50 will be assessed.

Motion: Motion approved. To be publicized on the website and in *The Trawler*.

5) Report from General Manager Kate Hines:

The October 14 meeting time will be changed from 9:00 am to 8:00am.

Update from Last Report: Representatives from Phillips & Jordan were here August 4th and gave further information about clean up after a natural disaster and what services they can provide to property owners if a right of entry is on file with the FIPOA. The cost is still unavailable but will be sent to the Board as soon as it is received. A sample contract is available for any Board member's review. Discussion centered on the need for this service in the event of a disaster.

Regarding trying to make wireless available Island wide, we do not have the infrastructure available to handle what is currently required. It would involve 900-megahertz towers; use of individual houses as pole mouths; and each end user would need to spend over \$300 for special CPUs to make their laptops work. It would be cost prohibitive. There currently is wireless available at the Club office for members with laptops. A request to make the area around the POA office Wi-Fi accessible will be included in the 2007 budget.

The pedestrian crosswalks were painted and two signs were installed on July 25th. The sign at the Beach Club is still standing. The sign at Remora and Tarpon disappeared within a week. A replacement sign will not be ordered this season due to too many complaints, but it was also noted that the signs have caused people to slow down. It was decided to try again and have a sign placed on each side of the crosswalk at the Tarpon & Remora next year.

Feral cats: It was suggested that POA purchase two "have a heart" traps for owners to borrow (total cost \$125). An owner could then make the choice of taking the trapped cat to the Humane Society to get it neutered or they can take it to the Beaufort Animal Control. A comment was made that many cats wandering are not feral, but have owners. The Board decided to withhold a decision pending Chief Binkowski's research into Beaufort County tag requirements.

Financial: General Fund: \$725,000; Cash reserves of \$2,057,000; Accounts receivable \$11,700.

-We are at 48% of budget on expenses and 97% of income for the year to date.

- 99.6% of 2006 Property assessments have been received to date. Five liens were recorded for nonpayment of assessments in July; three will be released next week.
- There were 27 property transfers in June and 14 in July.

Security: At the last meeting the Board referred the question of publishing information about larcenies to the Security Committee. The Committee determined that unless there is a pattern, individual information should not be published. Affected owners may not want the information published. If the information on the monthly statistics chart is insufficient, please contact the Security Chief.

- We have sold one of the Impalas for \$4,000, as was planned for this budget year.
- For additional information, please see Committee Reports.

Bridges: We received the inspection report from Wilbur Smith Associates on the three bridges that the POA owns. At this time, there are no recommendations for the Maxwell Bridge. Adding riprap to the embankments on the Tarpon Bridge and the Fiddler's Trace Bridge is recommended. WSA also recommended that we should find a way to fill the voids behind the back walls at the Fiddler's Trace Bridge. All of these will be addressed in the 2007 Budget request.

Roads & Drainage: The owners on Bluegill and Perch Roads are polling their neighbors to see if there is enough interest to pave these roads after the sewer line is installed next year. The FIPOA policy is that POA will pay for engineering for drainage improvements if the owners will pay for asphalt. Quotes for Fairway Club driveways should be in soon and information will be mailed to each owner.

- The area at the south end of Tarpon where Beaufort County approved the addition of two lots is undergoing the first phase of transformation. The old gravel road (not on POA right of way) has been dug up. There was discussion regarding turn-around space for large trucks. Security will have to determine where to direct large trucks to turn around now.

Crossovers: Crossover #23 has been repaired. Work on #26 work should start soon. #29 was closed last Friday. It was determined that it too needs a complete overhaul, and we have been able to get it scheduled to start in two weeks. Because the total repair costs for #23 and #26 were below budget, we do have the funds available now to replace #29.

- Graffiti artists attacked the crabbing dock. The entire inside of the gazebo had to be painted and we also replaced the dock railing and decking at the platform. There were funds available in the crossover budget to cover these expenses. Security now patrols the crabbing dock more frequently.

Lakes: We have had quite a bit of trouble with the lakes this season, due to lack of rainfall, one uncooperative aerator, and one clogged pipe.

- Earthworx spent a good deal of time doing an emergency clean out of the pipe at the Blue Heron Dam in late July. The blockage has been removed, but we still need more rain to help keep the algae down and oxygen up. One aerator in Blue Heron is collecting growth, and one in Fiddler's is corroded. The one on Fiddler's should be replaced within two weeks; the Blue Heron one needs some ingenious design to stop the collection of muck.

Grounds & Beautification: There was a quick and messy thunderstorm on August 4th. Storm debris was picked up on common areas within 12 hours. You may want to ask your landscapers to check your property for palm fronds and twigs. POA policy is that we will only collect debris after an intense or named storm.

CAB: At the June meeting, some tennis players made a request for discounts for social members. The management said it would be taken under advisement. David Smith once again asked members to request amenity cards well in advance. There was no meeting in July. The next meeting is scheduled for August 21st at 3:00pm.

PSD: The July meeting had a public hearing for 10 written objections to the front foot assessments. After all objections were heard, the PSD attorney was directed to send the final figure to the assessor for the 2007 tax roll.

- There were a record-breaking number of sewer tap-ins (new customers) for fiscal year 2006 (July 2005-2006). There has also been a record-breaking water demand, but no word yet concerning the need to ration water supplies.

Appeals Committee: No meeting this month due to lack of quorum.

Miscellaneous: Budget meetings: The Security Committee will meet August 23. The Finance Committee will then meet August 29th. These meetings are not open to the public. The Board will have its first meeting to discuss the budget on September 9 in Executive Session after the open meeting. The next scheduled Board meeting is October 14th. The budget must be approved no later than November 3rd. If special meetings are needed to reach an approved budget, we will have them.

Terra Waldren, General Manager of Dataw and I are working to get Beaufort County to pay more attention to the gated communities north of the Broad River for hurricane clean up. As it currently stands, the County or their contractors will be allowed to make an initial push to clear our roads for emergency vehicles. This simply pushes debris to the side of the road. Nothing is removed at that point. Debris removed from private property and placed on the public right of way is allowed by FEMA; however, we need County Council's approval/agreement on this issue. After an event, on a case-by-case basis, private property may be approved for debris removal by FEMA but we know this is a slow process and would take several months to get to that point. Terra and I are working to see that County Council makes a determination in our favor.

6) Committee/Other Reports –

PSD: Gary Bond, Commissioner, commented on the following:

-Phase III of the vacuum sewer system is complete and in operation; Phase IV is scheduled to be completed in August 2007.

-The wastewater treatment plant is working beautifully, even with all the recent power outages.

-The Inlet Bridge is in need of some maintenance repairs; currently waiting for cost estimates. -A sewer odor has been noted near the tennis courts from a pump station. This is being worked on and a masking agent is being used to reduce odor.

-Water consumption is reaching an all time high due in part to irrigation. Monitoring is key due to contractual limits with BJWSA and the capacity of the system. The PSD is not attempting to threaten property owners with mandatory restriction. Rather we are simply calling to owners attention that we have significant increases in peak water demand this summer that are approaching the limits of our system and contractual agreements with the BJWSA.

7) Discuss 2004 Owners Survey

In general, it was noted that all issues contained in the survey results have been addressed and many improvements have occurred.

Security: Charlie Davis, Chairman, noted that Bob Young had written an excellent article for the Sept. 2005 Trawler, in which he addressed issues in the Off-Island Affairs Committee survey results pertaining to Security. The department continues to improve issues with visitor and vendor passes at the gate, parking in the Captain John Fripp Villas and the Beach Club lots, and use of radar. He also noted that data on passes and violations over the past five years is being compiled into a series of charts that will be ready for the next Board meeting. The Department has undergone a dramatic change away from black patrol cars and black uniforms, creating a friendlier attitude towards residents, visitors, and employees.

It was felt that the work Security Committee has done would be a good example for other committees and groups to follow. (1) Mrs. Hines was directed to appoint Board members to review areas that are not currently served by a committee. (2) The POA and Fripp Resort should continue to delineate specific areas of responsibility; i.e., the ARB falls under the Resort's purview, not the POA. (3) The POA should continue to publicize the availability of the Owners Handbook to current and new members. (4) Mrs. Hines will create an ad hoc committee chaired by Mary Cantley to address the primary issue of parking for beachgoers.

8) Comments and Questions from Members:

- There was discussion of the Covenants Committee and the possibility of owner participation. It was explained that this is a closed committee and that there are current, very preliminary ongoing negotiations between the POA and the Resort. When the committee has results for the Board, there will be chance for input from owners at that time. Any changes to covenants would have to be approved by a vote of property owners.
- Concerns were expressed that the ARB is calling for more landscaping and grassy areas for new construction, as well as older homes that are being upgraded. It was felt that owners should also have the ability to have more natural settings with drought resistant landscaping. It was noted that Stuart Mitchell has been made aware of these concerns and would like to meet with the individuals involved. They were asked to report back at the next meeting.

9) Statement of Matters Deferred to Next Meeting: None

10) Next Meeting: The next meeting is scheduled for Saturday, September 9, 2006

11) Recess

12) Reconvene in Executive Session

13) Reconvene Regular Meeting; Announce Action Taken in Executive Session

The Board received a report from the Covenants Committee and will take it under advisement. The Board looks forward to future reports.

14) Adjourn: The meeting was adjourned at 11:15 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#.