

**MINUTES**  
**FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING**  
**September 9, 2006**

**PRESENT:** Messrs. Hummer, Davis, Mathews and Young; Mrs. Cantley; Messrs. Gannon and Hunter by phone

**ABSENT:** Messrs. Buschur, Davidson, & Price

**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 August 12, 2006:** The minutes of the August 12, 2006 Board meeting were approved with the following change to the last sentence in the PSD Report: ~~PSD wants to prevent mandatory water use restrictions that have been used in the past.~~ 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. 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:**

**Resolution 411: To Release Owner Telephone Numbers to the Community Centre**

**Proposed Resolution:** That the Board of Directors approve the request to give the Community Centre a current listing of all Fripp Island property owners and co-owners home addresses and telephone numbers.

**Discussion:** There was considerable discussion regarding an owner's right to privacy and use of online web services and directory assistance vs. supporting the Community Centre's fundraising effort by providing all owners' phone numbers and addresses. Mrs. Cooper, speaking for the Community Centre, stated that on-island owners would be contacted by phone first, then the off-island owners contacted second. As a cost-saving measure, letters would then be sent to those owners who had not been contacted by phone.

**Motion:** Motion approved. (*The Board took action without a meeting on September 11 to rescind the approval of issuing telephone numbers.*)

**Resolution 412: To Change Policy for Release of Owner Address and Telephone Numbers**

**Proposed Resolution:** That the Board of Directors approve distribution of new owner information lists to requesting groups six times per year to coincide with Trawler deadlines.

**Discussion:** This is mainly considered an organizational housekeeping issue. It was agreed that the report will contain on-island phone numbers only.

**Motion:** Motion approved.

--The October meeting date has been changed. The new date and time will be October 21<sup>st</sup> at 9:00am.

--Beach Sweep is September 16 from 9am to 12 noon.

--We received many emails of thanks for the electronic updates concerning Tropical storm Ernesto.

--**Letter to J.K. Tiller Associates regarding DRT hearing on the Tarpon Blvd. Tower Lots.** Mrs. Hines submitted a draft letter to J. K. Tiller re the POA's understanding for the building plan to be submitted to the DRT for approval on the 13<sup>th</sup>. She also stated that the signed 1989 density agreement shows this area as .5 acres zoned commercial. The Tower lots would be considered a downgrade from the master plan. We understand that if the area in question is developed, the bike path will have to be moved. If the developer works with the POA to create a safe path with certain safety restrictions and at the developer's expense, the Board will not object to the plan.

**Discussion:** There was considerable discussion regarding road widening on the beach side, an appropriate safety buffer between the road and the bike path, anticipated problems with owner and construction vehicles, addition of curbs and gutters, proper drainage, objecting in writing to the DRT re the construction of those houses, and blocking the wonderful marsh view. It was agreed to modify the letter to state "If the developer works with the POA to create a safe path with a definite distinction of at least four feet of irrigated sod adds curb, gutter, and addresses drainage..." It was noted that the DRT meeting is on the 13<sup>th</sup> at 11:15 in the

second floor conference room of the Administrative Building. Mrs. Hines will notify all owners on the POA website (<http://www.fipoa.org/minutes.html>) under Hot News.

**MOTION:** Motion made to approve letter as modified. Motion approved.

**Update from last report:** We are still awaiting costs from Phillips and Jordan.

--In June, the Board decided to withhold a decision about purchasing "have a heart" traps pending research on the county ordinance. The Beaufort County ordinance on all animals states that *It shall be unlawful for any owner or custodian of any dog, cat, or other animal to permit the dog, cat, or other animal to run at large at any time upon any street or highway or other property within the county.* It is suggested that the POA purchase two "have a heart" traps for owners to borrow (total cost \$125). An owner can then make the choice of taking the trapped cat to the Humane Association (525-1831) and get it neutered or they can take it to the Beaufort Animal Control (846-3904) for a more permanent solution. The Board approved the purchase.

**Financial:** General Fund: \$667,000; Cash reserves of \$2,045,000; Accounts receivable \$14,100.

--We are at 55% of budget on expenses and 98% of income for the year to date.

--The Finance Committee met on August 29<sup>th</sup>. The proposed 2007 budget was discussed and approved with changes. The draft reserve study was also discussed. Final copies of the study will be available to the Board before the October meeting.

--99.6% of 2006 Property assessments received to date.

--There were 16 property transfers in August.

**Security:** The Committee approved the draft budget as presented.

**Roads & Drainage:** The area at the south end of Tarpon is currently a mess. When the lots were installed, a drain line was removed and a ditch was installed. It is not working to satisfaction and water is staying on the remaining road. Dennis Robinson, who represents the developer, has been contacted and asked to make corrections so that the remaining road will drain properly. We have not had a big truck need to turn around yet, but the Security Gate knows to direct trucks to turn around elsewhere on the Island.

**Crossovers:** Crossover #26 has been repaired. Work on Crossover #29 should start soon.

**Lakes:** There was a fish kill in Fiddlers on August 21<sup>st</sup>; it was cleaned up the same day at a cost of \$1500. We are still having trouble with one aerator clogging with debris in Blue Heron, but since the water level is finally up, we have been able to add chemicals to kill the algae.

**Grounds & Beautification:** We are waiting for annuals to plant at the front entry. Snapdragons have been ordered.

**Club Advisory Board:** At the August 22<sup>nd</sup> meeting, David Smith reported that the first of two tests of the swipe system went well and that the Club will notify members when it is fully functional. FIR Club tags will be available Fripp Fest weekend. 20% gratuity no longer added to buffets. The next CAB meeting is September 11 at 3:00 pm. The Club annual meeting is scheduled for October 15<sup>th</sup> at 8:00 am in the tent.

**PSD:** There was no meeting in August.

**Appeals Committee:** 12 appeals were heard, one was granted, one was reduced to a warning, and 10 were denied.

## 5) Committee/Other Reports –

**Security:** Mr. Davis distributed several graphs for review showing a breakdown of Security statistics. Yearly statistics will be posted on the POA website at the end of the year.

**PSD:** No report available.

**Discuss 2004 Owners Survey: Crossovers.** Mrs. Hines read Mr. Hunter's report re Crossovers. All comments were reviewed and generally related to three issues: **1) Physical maintenance of structures and**

**trimming and cleanup of access paths.** Crossover expenditures have increased from \$41,945 in 2004 to a budget request of \$69,200 for 2007. All crossovers are inspected monthly and necessary repairs made as quickly as possible. Reported problems of broken or missing boards are attended to within 24 hours. It is intended that two or more crossovers will be completely replaced each year. Trash receptacles were placed at Rock Beauty and additional receptacles are planned for Whiting, S. Tarpon and Marlin in 2007. Trimming and clearing of access paths is done on a regular basis. **2) Desire for more crossovers and beach access.** The ability of the POA to increase the number of crossovers is restricted by the original platting of lots on Fripp's oceanfront. The crossover at the Ocean Point pool was deeded over to the FIPOA from the Resort. Crossover #32 near the south end of Tarpon was closed due to the currents and tides of Skull Inlet. **3) Inadequate parking near crossovers.** The original platting that provided land for walkovers did not include any parking areas. We secured land to provide for golf cart parking at Rock Beauty a few years ago and last year, additional parking for both golf carts and cars was provided on Rock Beauty between Tarpon and Dolphin. Other attempts by the POA to acquire land for parking have been restricted by zoning or legal challenges.

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

**(Q)** It was questioned whether it would be feasible to renegotiate with the Resort to increase revenues to POA.

**(A)** This was referred to the Finance Committee.

**(Q)** It was noted that a DRT hearing was held on May 17 to rezone the Tower Lots from commercial to residential and there was no representative from the POA.

**(A)** Mrs. Hines noted that any request for downgrading is preferred by the County. She also noted she was at that meeting and tries to attend every meeting the DRT holds regarding new development.

**(C)** It has been observed that FIR employees are dropped off at work and that the driver and/or passengers are then free to drive around the Island.

**(A)** It was noted that if a Resort decal is on the vehicle, Security assumes the employee is going to his/her place of employment. Mrs. Hines will forward this concern to the Club Advisory Board meeting on Sept. 11<sup>th</sup>.

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

**8) Next Meeting:** The next meeting is scheduled for Saturday, October 21, 2006 at 9:00 am.

**9) Recess**

**10) Reconvene to Discuss 2007 Budget:** Following discussion, the Board approved the 2007 budget.

**11) 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#.