

MINUTES
FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING
October 21, 2006

PRESENT: Messrs. Hummer, Buschur, Davidson, Gannon and Young; Mrs. Cantley; Messrs. Davis, Hunter and Mathews by telephone

ABSENT: Mr. 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 September 9, 2006: The minutes of the September 9, 2006 Board meeting were approved with the following correction on Page 3, Crossover expenditures: Change \$410,945 to \$41,945. The minutes can be read online at <http://www.fipoa.org/minutes.html>.

3) Discussion of Matters Deferred to this Meeting: None

4) Tower Lots: The DRT notified us on October 20 that the "tower lots" would be on the DRT agenda for final review at the October 25th meeting. Subsequently, Mrs. Hines sent out a push email along with a conceptual drawing provided by Stuart Mitchell of the proposal for four lots. Several owners were present to discuss their concerns with this plan. Mrs. Hines gave a detailed background of events leading up to the signing of the binding '89 density agreement, signed by the POA and the developer and recorded at the County, that designated this area as commercial development. The designation now applied for is residential, and downgrades are looked at favorably by the County. Jack Rudy noted that he was one of 14 owners who attended the October 11 DRT meeting and had a chance to talk with DRT members and review their process. Frustration was acknowledged that it appears the POA can do nothing about this. As a legal matter, a Board member can object to the project as an owner, but not as a Board member. Owners were told to take the matter up with the DRT. At The DRT meeting of October 25, a third deferral has been requested. The results will be told once they are known.

5) Resolution 414: To Enter into a Contract for Post Disaster Clean Up

Proposed Resolution: That the Fripp Island Property Owners Association enter into a contract with Phillips & Jordan Inc. for post disaster cleanup.

Discussion: It was noted that with an advance contract in place, we would have quicker and less expensive post disaster clean up. The proposed contract has been reviewed and approved by legal counsel. P&J have extensive experience in this field and have contracts with several Hilton Head plantations, as well as the Town of Hilton Head. Temporary debris sites are proposed for the golf courses and a separate agreement must be signed by the POA with Fripp Island Resort. For individual owners, separate right of entry forms must be developed and signed. It was suggested that discussion regarding the right of entry forms be deferred until the December Board meeting.

Motion: Motion approved with the right of entry decision deferred until the December meeting.

6) Report from General Manager Kate Hines:

Update from last report: The have-a-heart traps are available in the office and can be borrowed if needed.

Financial: General Fund: \$587,000; Cash reserves of \$2,033,000; Accounts receivable \$9,800

--We are at 63% of budget on expenses and 103% of income for the year to date.

--The Reserve Subcommittee of the Finance Committee met on October 13th to review the completed Reserve Study. The committee accepted the study and recommends it to the Finance Committee for adoption. The Finance Committee will meet to review it within the next few weeks. Final copies of the study are available for all Board members. If you have not gotten your copy, please ask Carol for one.

--99.7% of 2006 Property assessments have been received to date.

--There were 10 property transfers in September.

Security: The Committee did not meet in September. There was a burglary last weekend and the suspect was identified, caught and jailed within three hours, thanks to the rapid response of our officers. One lieutenant and

one officer attended a 40 hour Instructor Certification Course on ASP Non Lethal Weapons System training. The Chief attended an FBI Conference on Negotiations in the Workplace: Communication Survival Skills for Managers.

Roads & Drainage: There is nothing to report on the area at the south end of Tarpon. We have received little cooperation from the owner or his representative concerning repairing the drainage problem.

--REA Contracting has completed the fall scraping and grading of gravel roads. Grouse Point has been cut and root damage will be removed. Work to repave Dolphin from Rock Beauty to Marlin is scheduled to start with 25' radius preparation on the 11/16, asphalt patching and paving should start by 11/20. Repaving of Fairway Club Drive should be complete by December 1st, weather permitting. Owners on Fairway have been offered the chance to repave their driveways while the roadwork is being done. So far, 7 of 20 owners have requested repairs.

--The combination of full moon/fall high tide and winds from the northeast caused some pretty severe flooding on Porpoise at the 14th fairway on Monday, October 9th. This is an infrequent problem that will occur. The problem is not with the installation of the pipes, which we installed last winter, but rather with OCRM restrictions. We are not allowed to permanently restrict flow to one of the two pipes, so we have asked WSA to look into temporary restrictors that can be installed as needed and that would meet with OCRM approval.

Crossovers: DHEC closed the beach at Silverside on September 14th for one day due to high levels of bacteria. Water quality on the beaches is checked twice a month from the beginning of April to mid-October at five locations. If a problem is found, the quality is checked daily until the beach can be reopened.

--Crossover #21 is closed until further notice. The Crossover panel is deciding whether to replace the boardwalk or take it away completely and use just post and rope. They will come to the Board with their ideas.

--Crossover #29 pilings are in. The balance of the work started last week.

Lakes: No problems, everything is functioning smoothly.

Grounds & Beautification: Snapdragons have been planted in all POA beds; rye grass has been sown on POA common areas on Tarpon and in Ocean Creek.

Club Advisory Board: At the last POA meeting a comment was made that vehicles with FIR employee decals have been spotted at areas where they do not belong. Stuart Mitchell agreed to monitor this. The Ocean Point Grille is no longer serving dinner. The swipe system is working, but they plan to wait until new cards are issued to activate it. We are waiting for minutes from the Annual meeting.

Appeals Committee: There were no appeals this month.

Miscellaneous: Mrs. Hines and Mrs. Reeves attended a Large Scale Manager's Workshop in Phoenix. It was a great learning experience and new ideas were obtained and contacts made. Of the 100 attendees, Mrs. Hines received the award for best management practices for our push email hurricane warnings. The prize is free attendance to next year's workshop (a \$500 value).

Discussion regarding Book Sales at POA: In response to a question about the POA selling owner Page Miller's new book, the Board was polled by email. The response was positive, but concerns were expressed about the sale of other Fripp authors' books, the Women's Club just-published cookbook, the logistics of bookkeeping, etc. It was decided that the POA would display a book copy with a sign saying where it could be purchased.

7) Committee/Other Reports

Discuss 2004 Owners Survey: Bike Paths and Communications – Mary Cantley: Bike Paths:

Almost all comments in the survey regarding bike paths were about the need for better maintenance or the need for more bike paths. Since then, the paths are being trimmed on a regular twice-monthly schedule. A non-standing committee was formed in June 2005 to determine the feasibility of extending a path along Ocean Creek Boulevard; however, the land needed for the path is categorized as wetlands and cannot be used. The addition of a path to the south end of Tarpon may be discussed after the sewer lines are installed.

Communications: The FIPOA website and email system drew many positive comments in the survey. "Hot News" now covers more Island info such as road and bridge work, water restrictions, store closings and openings, and a calendar of island events. *The Trawler* has been improved and is now mailed out six times a year. Board meetings are open to owners, either in person or by phone. There is a bulletin board in the Spring Tide Market, which can be used to post or look for job information, items for sale, etc., and the Fripp Notes website. In addition to the information packet given to new owners, the Off-Island Affairs Committee reviewed, revised and expanded this information and packets are available to all owners. To date, 510 of the new packets have been given out, including 130 to new owners. Updates can be printed from the website or picked up in the office. Several comments were made about the need for more non-resident involvement in island affairs. The new Bylaws now require that five members of the Board are non-resident owners. Almost all committees have non-resident participation as well. New owners are asked if they are interested in volunteering, and the POA staff has developed a return mail form to include with new owner letters.

Lake and Lagoons – Joe Gannon: Most comments reviewed related mainly to three issues. 1) *Lagoon appearance.* Our lagoons should look more like Hilton Head Plantation vs. lagoons should look more natural. There would need to be a large increase in our budget in order to have the type of manicured lagoons as seen on Hilton Head. 2) *Aerators functioning poorly.* The aerators' functioning has improved considerably and they are now on a monthly inspection and maintenance schedule. 3) *Lake cleanliness.* Comments were made that the lakes needed more frequent cleaning and dead wood removal. There is now a \$5,000 line item in the budget for this. 4) *Lake appearance and fish kills.* Fish kills cannot be eliminated completely, but better functioning aerators have mostly taken care of this problem. In general, all issues have been addressed as money has been made available in the budget.

Common Grounds/Trash Collection/Beautification – Bob Davidson: 1) Many comments were made about the *ARB* which were referred to the Resort. An attempt to have a recycling center was made several years ago but was unsuccessful. 2) *Yard debris in general.* Owners are responsible for their own yard debris and trash pickup, but in the event of a major storm or hurricane, the POA becomes involved. 3) *All areas given equal care.* Inspections are scheduled regularly but some areas such as Tarpon Blvd. require a different type of care than others. 4) *Beautification* efforts have been made at the front entry to the Island, the teardrop, River Club wall, electricity at the flagpole, dog cleanup sites, extra trashcans at Rock Beauty, Audubon Park playground, mailbox cleanup and consistency, and Make a Difference Day. More dog stations will also be added next year.

Deer – Bill Buschur: Mr. Buschur noted that the last issue of *The Trawler* had a lengthy and complete article regarding the increase in the number of deer on the Island and the on-going debate of what to do...do nothing, cull the herd by shooting, or immunize the deer with contraceptives. As Fripp is an isolated island environment, Tufts School of Veterinary Medicine and HSUS agreed to do an experimental study of deer immunocontraception here. It was believed that the deer population was between 500 – 600. 93 does were darted in 2005, 70 were darted in 2006 and more will be darted in 2007. If estimates are correct, there should be about 20 fertile females left after the third round. The original estimate was a 50% reduction in the deer population at the end of six years, but it is now thought the population will be reduced more quickly. The original cost projection for the first three years was \$38,000 per year, with the whole program estimated at \$152,000. In the first two years, 343 donors contributed \$41,400; this year, 18 donors contributed \$3,200. HSUS has been funding the remainder of the project. Owners are strongly encouraged to make donations to this fund now and at any time of the year. Checks should be made to HSUS and mailed to the POA office at 225 Tarpon Blvd.

Miscellaneous – Bob Young and Buck Matthews: Both directors noted this was a particularly difficult subject to review, as the comments ran all over the map. In an attempt to categorize, it was noted that 60% of complaints referred back to the *Resort* and its previous manager. All comments received about the Resort were forwarded directly to them. *Beach erosion* was another concern, although it is generally agreed that the beach and sandbar are growing tremendously. *Security* was another area of concern and again, we do have a new Chief. *Lack of parking* was cited but there is little to be done about it. More handicap parking is available at Rock Beauty, as well as additional golf cart parking. *Golf carts driven by minors* is an ongoing problem but ticketing and notices of responsibility has increased.

PSD: Commissioner Griffin has resigned and has been replaced by Commissioner Ed Hroncich.

--South Carolina Drought Response Committee declared that moderate drought conditions now exist for the Savannah River Basin. There are no mandatory actions to take at this time, but PSD asks that nonessential use be reduced and suggested the use of rain sensors for sprinkler systems.

--The PSD Bridge Committee met with members of the POA Board to discuss long-range plans for the Inlet Bridge. All in attendance agree that regular maintenance is needed on the Bridge. A task force made up of Commissioners and POA Directors should be created to look at future possible replacement options. Commissioner Combes noted that Manager Wilson has sent a letter to SC Representative Ceips asking her to take a request to SC Department of Transportation for the state to take over complete ownership of the Bridge. A meeting was held with BJWSA last week to discuss the current contract, which expires next June, and to explore other avenues of obtaining potable water.

--The fence is up around the wastewater treatment plant. The plant should be complete by October 30th.

--The planning committee is looking at a plan to purchase a ladder truck.

--The Fire Department wants to remind every owner that you must have 3" address numbers on your house. Also, the department suggests that each homeowner keep a weather radio in their house loaded with batteries to keep abreast of weather issues such as the tornado warning received on October 8th. (The tornado did not hit here).

8) Comments and Questions from Members:

T Thomas recently wrote a letter to Bill Wardle regarding the Covenants. It was noted that the Covenants Committee and the Resort have been involved in discussions of opening up the Covenants for rewriting in a cooperative manner. Considerable time has been spent discussing and redrafting the draft provided by the Resort. Due to other side issues, it is apparent this is not going to work and that both parties lack the authority to make changes in the manner proposed. To this end, a new set of Covenants will be drafted by POA legal counsel, submitted to the Board first for approval, and recommended to the owners to vote approval and implementation. Following Board approval, the committee will submit the draft to the Resort for review, comments, and hopefully approval. Concerns were expressed that the POA needs to know when the Resort changes hands and use that as an opportunity to start anew with new developers.

9) Statement of Matters Deferred to Next Meeting: Right of Entry statement.

10) Next Meeting: The next meeting is scheduled for Saturday, November 11, 2006 at 9:00 am.

11) Adjourn: The meeting was adjourned at 10:40 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.

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