

MINUTES
FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING
November 11, 2006

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

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. He thanked outgoing Director Allan Price, who is now a full-time resident, for his service and welcomed Bob Newby, our new non-resident Director.

2) Approve Minutes of October 21, 2006: The minutes of the October 21, 2006 Board meeting were approved as written. The minutes can be read online at <http://www.fipoa.org/minutes.html>.

3) Discussion of Matters Deferred to this Meeting: None

4) Resolution 415: For the Board of Directors to Give its Advice and Consent to the Nominations by the President of Members of the Nominating Committee of 2006-2007 and to Inform the Nominating Committee of the Number of Directors to be Elected

Proposed Resolution: That the Board of Directors informs the Nominating Committee that one non-resident and two resident Directors are to be elected for the Class Year 2010.

Discussion: Members of the Nominating Committee are: Bob Young, Chairman, Tom Hunter, Jim Parks, Don Aldrich, Joan Burke, Ann Warner and Dana Whittle. Mr. Hunter requested that names of potential Directors for the 2010 class and their qualifications be given to either him or Mr. Young.

Motion: Motion approved.

5) Report from General Manager Kate Hines:

Financial: General Fund: \$555,000; Cash reserves of \$2,033,000; Accounts receivable \$10,730

--We are at 67% of budget on expenses and 103% of income for the year to date.

--The Finance Committee will meet to review the completed Reserve Study on November 20th. 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. 2007 assessment statements will be mailed on Wednesday, November 15th.

--There were 4 property transfers in October.

Security: The Committee discussed tornado warnings at its October 25th meeting. Fire Chief Horton suggested that all owners purchase a weather radio to keep abreast of any weather emergencies. Other topics of discussion were: owner notification if a golf cart is stolen, procedures for dealing with juveniles, and where high-speed bikers should ride (in the street, not on the bike paths). Committee members Jim Parks and Buck Mathews will work with Chief Binkowski to create an analysis of crime statistics. The Committee will meet next Wednesday, November 15th.

Roads & Drainage: We welcome Bob Newby as new Chair of the Committee and thank Allan Price for his leadership.

--REA Contracting will start repaving prep work on Monday and will return the following Monday with a crew to repave Fairway Club Road and driveways (those who contracted), Dolphin from Rock Beauty to Marlin, Grouse Point, and all small patches.

--Wilbur Smith is still discussing with OCRM what type of temporary restrictions can be placed on the flap valve at #14 on Porpoise Drive.

--South Tarpon is still a mess. We are pursuing all avenues to get the problem resolved. We have just been informed that the two lots were recorded with the county on November 9th. Steve Bauer owns one lot; the Keller estate owns the other. In an email exchange, both Mr. Bauer and Mr. Smiley stated they would look into the matter.

Crossovers: Work on Crossover #29 is complete. The Ocean Point crossover received heavy damage from storms and we replaced 12 steps.

Lakes: No problems, everything is functioning well.

Grounds & Beautification: The beautiful snapdragons at the front entry lasted for about three weeks before the deer bypassed the powerful deer repellent being used. New philodendrons have been planted and we are testing different grasses. If we can find something attractive that the deer don't like, we'll try it. Keep in mind that each meal they have up front costs money. Our contract covers replacing annuals twice a year.

Club Advisory Board: No meeting until November 20th.

Appeals Committee: There were no appeals this month.

6) Committee/Other Reports

PSD: During the November 7th general election, Jim Parks and Pat Reilly were elected to serve four-year terms on the Commission. They will be seated at the District's meeting in December.

--Bid documents, plans and specifications from Wilbur Smith for routine Inlet Bridge repairs have been received. The estimated cost is \$433,000. Bid packages are about to go out; however, the date to receive bids has not yet been set. Chairman Combes recently wrote to Representative Catherine Ceips re: transferring ownership of the Inlet Bridge to the state; She called the District's office on October 25th to acknowledge receipt and noted she had forwarded it to the SCDOT. There has been no answer yet.

--Monitoring of revetments and groins has been conducted due to recent high tides. A few areas will be reinforced where rock was lost.

--Chairman Combes and Mr. Wilson met with General Manager Dean Moss of BJWSA on October 26th to renegotiate the District's wholesale water purchase agreement. He will investigate the feasibility of reducing the wholesale cost of purchasing water based on the Authority or District providing some means of reducing or leveling water demand during peak periods of consumption.

--The Water Committee and representatives of B.P. Barber and Carollo Engineering will have a "kick-off" meeting on November 13th to initiate a feasibility study of alternative water supplies for the Island.

--Landscape plans for the wastewater treatment plant were approved by the County DRT and include bamboo, oleander, live oaks and palmettos. Landscaping will begin November 17th.

--Taylor Construction is currently laying vacuum sewer pipe on Marlin Drive (main line three) and is about four weeks behind schedule. Paving for Marlin road cuts will occur this month. Locating existing utilities continues to be a problem.

-- Sewer line assessments of \$500/year for 20 years equal approximately \$10,000. This can be reduced by a one-time lump sum payment at anytime. If paid at the start of 20 years, a lump payment would save approximately \$4,000. A payment schedule is currently being developed.

7) Comments and Questions from Members:

Q. What would our water rate be from BJWSA if we used less for landscaping and irrigation?

A. It was noted that Rita Riley has discussed the landscaping and watering requirements with the ARB but they won't set a definite policy. It was felt that the total usage for the year was not that bad; however, during the peak summer months there is a dramatic increase with more people and the need for more irrigation and watering. Also, automatic timers for sprinklers should be reset every time there is a power outage. Mr. Woodward will take water rate issue back to the PSD.

Q. Do we have enough water for the 44 planned Seaglass condominium units?

A. Yes.

C. Several bike path areas need to be trimmed, especially Bonito, Fiddlers Trace and Sawgrass. Nancy Rudy will bring in a list of those places most in need.

Q. Could new bike paths be installed along Marlin and Tarpon?

A. Although new paths are costly, the Board agreed to look into costs when considering repaving those areas.

C. Concerns were expressed that contractors are parking on the bike paths.

A. Please notify Security when this violation is noted.

C. Concerns were expressed with dents in the road by Sabal Court and whether it could be fixed while REA Contractors were on site.

A. While it would make sense to do this now, it has been referred to the ARB and we have not had a response. We may have to wait until the spring.

Q. Is there any news on the Tower Lots?

A. The DRT deferred the plan for the third and last time, pending receipt of a revised plan. If this plan is denied, the developer can go to the Zoning Board of Appeals. It was also recommended that DHEC needs to look into the "creative" filling from run-off where the marsh should be.

NEW BUSINESS:

Flag Etiquette: President Hummer read the current policy from minutes dated October 1997:

" Agenda Item #126 – Policy for Lowering of National Flag on Fripp Island. Resolution to lower flag to half-mast as follows: 1. Residents of Fripp Island (a) full-time property owners, (b) relative of full-time property owners living on Fripp Island, and (c) long term renters. 2. Non-resident property owners when FIPOA Office or Security notified in a timely manner. (3) Deaths on Fripp caused by natural disasters or Acts of God. (f) Notification for National Flag to be lowered should be made to FIPOA Office staff or Security. Motion for Board to approve establishment of stated policy for lowering National Flag was unanimously approved." He noted that a previous owner who was very involved in community affairs had recently died and the flag could not be lowered, as he was no longer a property owner at the time of his death. It was noted that we currently follow national guidelines for other flag-lowering occasions. Copies of the policy were distributed to Board members and the matter was deferred until the December meeting.

ACTION: Deferred until the December meeting.

Post-Disaster Right of Entry Forms: It was asked how quickly we could expect Phillips & Jordan to be on Island for post-disaster cleanup. It was noted they have tremendous resources around the country and there shouldn't be a long wait. This led to a lengthy discussion about the POA's responsibility to the owner who does or does not sign the right of entry form; whether to collect a (significant) deposit at the time of signing and what to do with the money; how to locate owners who have evacuated; the owner who walks away from his property; whether we can lien an owner for work being done; and the potential for getting in a dispute with the owner and clean-up contractor, etc. The following were also noted: P&J will negotiate with the POA only, not the individual owner; FEMA regulations do not offer any monies for those living in a gated community; homeowners' insurance policies should be checked to see if the agent is required to do the first on-site inspection before any other work is done; nobody can get back on the Island before it is deemed safe; and the need for comprehensive protective language in the contract and form.

ACTION: Deferred until the December meeting.

8) Statement of Matters Deferred to Next Meeting:

Right of Entry Statement

Finance Committee Results of Reserve Study

Flag Etiquette

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

10) Adjourn: The meeting was adjourned at 10:20 A.M.

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#.