

MINUTES
FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING
October 13, 2007

PRESENT: Messrs. Hummer, Mathews, Buschur, Davidson, Davis, and Newby; Mmes. McCormick and Merrill; Messr. Gannon and Mme. Cantley by phone.

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 8, 2007: The minutes of the September 8 Board meeting were approved as presented.

3) Discussion of Matters Deferred to this Meeting:

- i. Second Review of 2008 Budget – defer to upcoming discussion of Resolution 455

4) Report from General Manager Kate Hines:

Financial: General Fund: \$826,300; Cash reserves of \$2,153,000; Deposits for Right of Entry \$158,300; Accounts receivable \$8,600. We are at 95% of budget for revenue and 59% of expense. We have collected 99.8% of 2007 assessments. There were six property transfers in the month of September.

--Thanks to the ARB and PSD, we have found out that two properties that had been combined have been separated. Those owners have paid the back assessments owed on the separated parcels, per Board policy. Letters have been mailed to all owners of combined properties to remind them that if they de-combine, they owe all assessments back to 2001.

Crossovers: Due to excessively high tides, the crossovers have taken a beating since September. Steps were replaced on crossovers #22, 23, 25, 26, 27, 28, and 30.

--Crossovers #29 and #24 have been closed due to beach erosion. #29 has a 4'6" drop off from the bottom step to the beach, whereas last month it only had a 9" drop off. Crossover #24 has a 5' drop off, whereas last month it only had a 7" drop off. These two crossovers will remain closed until Mother Nature replenishes the sand.

Bridges: Atlantic Marine has repaired the Blue Heron footbridge. Neighboring owners have expressed their thanks. We have billed the PSD for the piling work, as agreed.

Grounds: The Grounds Committee will have their first meeting October 15 and will take a tour of all POA common areas. Philip Pinckney from the company that built the playground equipment should be here within the next few weeks to replace the spring in the frog teeter-totter at Davis Love Park. While here, he will inspect all of the equipment. We have a local crew do regular inspections, but Philip knows what standards must be met to meet federal codes. Also while here, he will install six swings at various POA owned locations donated to the POA by the Women's Club. The sites are: Porpoise Drive near the crab dock, at the tip of Blue Gill Road (the old picnic area), Sunset View on Bonito, Audubon Park, Davis Love Park, and one empty lot at the south end of Tarpon where we are being granted an easement.

Lakes & Lagoons: There was a major fish kill in Blue Heron Lake on September 17th. The aerator behind the Warner house, which had not been working, was not the cause. In fact, the kill started down near Quail Cove. The sudden drop in temperature combined with high winds caused the water to "flip". Earthworx crews responded quickly and had men on shore and in the boat every day until all of the fish were cleared away. The Warner aerator has been replaced. Now the Collucci aerator is acting up. All of the aerators are still under warranty.

Security: The committee met September 19. It was decided that the committee will sponsor an AARP driving class, dates to be determined. Also discussed was recreating some form of a town watch program. Charlie Richman drafted a plan and the committee discussed its merits. Further research and discussion will be needed to determine whether we need something like this.

--The increased fine for unlicensed drivers goes into effect on the 15th. Signs regarding the increased fine will be posted the same day. New stickers about the golf cart rules have been ordered. Mrs. Hines will send a push mail when they are available.

--The new car counter is up and running.

Roads & Drainage: Budd Catlin had requested that the Community Centre be allowed to cut Tarpon Boulevard to install the line for the required sprinkler system. The Board, thru emails, decided against allowing that to happen and suggested boring under the road. Budd was then quoted \$25,000 to bore by the sprinkler contractor. With the help of PSD and a few phone calls, we have given Budd names of contractors who can do the job for much, much less. At this point, that request is on hold.

--Bulls Run Construction is scarifying and grading all gravel roads. This is a new contractor for us and we have high hopes that the quality of work will insure a longer time between grading jobs; it also is less expensive. We budget to grade the gravel roads twice a year.

--Final drawings have been received for Phase 1 of widening Tarpon. A reminder to anyone whose property abuts the area – you need to make sure that any irrigation lines and plantings have been moved away from the POA right of way before we start the project. We should begin next week. The project will take 160 days from start to finish.

--We have one bid for resurfacing Marlin from Remora to Dolphin, and finishing Dolphin. We are awaiting the second bid. Both contractors can complete the work this year.

--Earthworx is currently installing a catch basin and drain on Deer Run Lane. They should be finished by Tuesday.

--There are some unresolved issues regarding the bike path and drainage on the new area, McKensie Lane. The committee will meet with the developer, Joe Moody, next week to try to find resolution to the problems.

PSD: Gravity sewer line installation on Porpoise Drive/Porpoise Circle should be complete by the end of October. We have asked that can placement for the vacuum sewer lines on South Wahoo be placed as soon as possible so that Bulls Run can grade the road while they are here. All of the trenching for the vacuum sewer project Island-wide should be complete by the end of October.

--Cape Romain is working on the Inlet Bridge and plans to replace joint seal material and pavement markers, paint traffic lines, do some minor concrete repair, and replace four dolphins that protect the channel approach to the bridge. Work will continue until December 31. There will be daily lane closures, Monday through Thursday between 7:00 am and 6:00 pm.

--The commission continues to research another source for water supply such as digging a well to reach the Floridian aquifer. They have received a second geologist's report that states there would not be any significant cost savings at this time, but they will continue to seek alternatives.

Club Advisory Board: The last meeting was September 24. At that time, interviews for the Recreation Director's position were ongoing.

--The Resort and the Food & Beverage Committee are still trying to find the best wording for a sign at the Beach Club regarding proper attire.

--Committee members discussed many areas of maintenance that hadn't been addressed including the restrooms at the Olympic pool, the gate at the adult pool, and the treadmills at the fitness center.

--There was general discussion about the overall functionality of the swipe card system, with most members present stating that it was not successful.

Miscellaneous: We have just been notified that a Flu Shot and Health Screening Event, presented by Beaufort Memorial Hospital and sponsored by The Fripp Island Women's Club, will be held on Thursday, November 8 from 8 am until 12 noon. Flu shots will cost \$20; lipids/cholesterol checks and PSA tests will be \$10; breast exams, digital prostate exams and blood glucose checks will be offered free of charge. 130 doses of flu vaccine are available. All charges will be out of pocket, payable by check or cash, as the mobile unit does not have the capability to register people for insurance reimbursement. Mark your calendars and watch for more information!

- i. **Resolution 454: Create the Non-Standing Future Finance Committee and Appoint Members to the Non-Standing Future Finance Committee**

Discussion: This committee will explore and assess revenue increase alternatives for the FIPOA in order to fund significant current expenses and maintain adequate Reserve Fund levels in the future. It was noted that there may be some tie-in between this committee and the Long Range Planning Committee. The first meeting of the Committee is scheduled for October 22.

Proposed Resolution: That the Board of Directors appoints the following Members to the Non-Standing Future Finance Committee: Joe Gannon – Chair, Buck Mathews, Micki McCormick, Al Santoni, and Teresa Sherrouse. Ex-Officio Appointment – General Manager.

Motion approved.

ii. **Resolution 455: Adopt the 2008 Calendar Year Budget; to Increase the Annual Assessment, and to Continue the Special Road & Bridge Fund Assessment**

Proposed Resolution: That the 2008 Calendar Year Budget of the Fripp Island Property Owners Association, in the amount of \$1,853,100, a copy of which is attached to and made a part of this Resolution, be adopted by the Board of Directors, and

Be it Further Resolved: That the annual assessment be increased from \$682 to \$701, and that the Special Road and Bridge Fund assessment remain \$100, both assessments to be assessed and collected in accordance with the Bylaws.

Motion: Separate motions for Part 1 and Part 2 approved.

iii. **Resolution 456: Consider Request to Allow Improvements on POA Right-of-Way at 487 Porpoise Drive**

Proposed Resolution: That the Board of Directors grant an easement-at-will to 487 Porpoise Drive to make improvements.

Discussion: Per the drawings presented, the improvements would include landscaping and additional parking. Concerns were expressed that we would be setting precedent by granting the easement; however the chances were good that if not approved, cars would park there anyway. With the landscaping improvements, the area would have better appeal. It was noted that the Board's responsibility is to exercise good judgment on an individual basis.

Motion approved with the caveat that the owner will pay for all legal fees associated with granting the easement.

5) Committee/Other Reports: PSD

Mr. Parks noted that over the past several months letters have been sent by regular and certified mail to those owners who have not connected to the sewer line explaining that they will have their water turned off if they do not connect. 90-day extensions have been granted once owners contact the PSD. As of yesterday, six properties have not connected. He made it clear that the PSD needs to see any proposed contract before granting an extension in order to avoid turning off the water.

6) Comments and Questions from Members: None.

7) Statement of Matters Deferred to Next Meeting:

None.

8) Next Meeting: The next meeting is scheduled for Saturday, November 10 at 9:00 am in the FIPOA Conference Room.

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

Respectfully submitted,

Mary Cantley, 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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