

MINUTES
FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING
November 10, 2007

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

ABSENT: Mr. Davis

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 October 13, 2007: The minutes of the October 13 Board meeting were approved as presented.

3) Discussion of Matters Deferred to this Meeting: None

4) Report from General Manager Kate Hines:

--The owner of 283 Tarpon Boulevard is requesting an 85-foot long, 12-foot wide vehicular bridge to the property, which is a small marsh island off Tarpon Blvd. immediately adjacent to the Sawgrass footbridge. The Coastal Conservation League contacted the Board asking that a letter be written to OCRM requesting a public hearing. The current deadline for comments is November 25, 2007. Under OCRM rules, if 20 letters are received requesting a public hearing, the comment deadline is stayed and an on-site public hearing is held. I was told that Senator Catherine Ceips had submitted a letter on the 6th.

--A Board member presented background information on the lot and marsh island in question, as well as the proposed 85' bridge. His overall feeling was that the Board's responsibility is to represent all property owners and to not take sides.

--Another property owner spoke in opposition to the bridge and discussed the wetland issue. He also expressed concern with fire vehicle access to the island over the bridge.

--It was noted that the Board is simply providing an open forum for all to be heard. It will also decide whether to send a letter to OCRM requesting a public hearing. Due to Mr. Risher's unanticipated delay, it was decided to defer a motion until his arrival.

--Mr. Risher arrived at 9:30am and presented his plan for the lot, the 1800 square foot home, landscaping and environmentally friendly bridge.

MOTION: That the Board of Directors not send a letter to OCRM requesting a public hearing, but that individual property owners (including Board members) who desire a hearing could state their views in writing.

Miscellaneous: We have received a few comments regarding the 2007 Beaufort County property tax notices. The FIPOA is not connected with Beaufort County and has no involvement with setting property taxes. (We will print the links in the minutes) <http://www.bcgov.net/news/Surcharge.pdf>, http://www.bcgov.net/BC_Assessor/sampletaxnotice.pdf. If you still have questions after reading, please fill out a feedback form for the Beaufort County Treasurer. <http://www.bcgov.net/Feedback/feedback.php?SID=5> or call 470-2766.

Discussion: That the FIPOA continue to monitor this situation and relay information to property owners.

Financial: 2008 assessment statements will be mailed November 15 and will be due January 1. Assessments for residential property have gone up by \$19.

General Fund: \$734,700; Cash reserves of \$2,155,000; Deposits for Right of Entry \$158,400; Accounts receivable \$9,375. We are at 96% of budget for revenue and 68% of expense. We have collected 99% of 2007 assessments. There were six property transfers in the month of October.

Crossovers: Crossovers #24 and #29 still remain closed due to excessive beach erosion. The Ocean Point crossover sustained substantial damage due to heavy surf from hurricane Noel. Several steps have been replaced on the crossovers on Tarpon Blvd also due to the heavy wave action produced by Hurricane Noel.

Grounds: The Grounds Committee met on site to talk about ideas for changes once the 2008 budget is available. They also recommended blending some of the signs at the front of the Island to make it less cluttered, and this has already been done. Suggestions were also made for plants to go in beds that are part of the Earthworx contract. The committee will meet again on December 6th.

--Just for Fun, Inc. (JfF) installed 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, two at the tip of Blue Gill Road (the old picnic area), Sunset View on Bonito, Audubon Park, and Davis Love Park. It was suggested that the Porpoise Drive swing near the crab dock be raised so the occupant can see over the rock wall to the ocean.

--JfF also repaired one spring under one teeter-totter in Davis Love Park and removed another while they order a new spring. They will return soon with a new spring and rope to fix the frazzled one on the ship.

Lakes & Lagoons: One aerator in Blue Heron had to be replaced last week due to barnacles, one in Deer Lake is down awaiting a new timer, and one in Fiddler's is down awaiting a replacement motor. All should be running by the 19th. The aerators are usually running between 10:00 and noon and again between 4:30 and 6:30; please let us know if you see one that is down.

Security: The committee met October 17. It was decided that implementation of a formal town watch program is not necessary. The committee encourages all owners to report any incidents to Security as soon as they see them. Staffing strategies were discussed. It was reiterated and agreed that we are staffed at the bare minimum to provide adequate coverage for the level of service that owners desire.

Roads & Drainage: REA contracting has resurfaced Marlin to Dolphin, Dolphin to Remora, and Rock Beauty Road. They will return before December 31st to resurface Dolphin Annex and to fix a drainage problem in Fairway Club.

--The contract with Southeastern for Phase 1 of the Tarpon project has been signed. Work will not commence until the week after Thanksgiving. We also have a revised contract supplement for WSA to oversee the Tarpon project with an "as requested" inspection clause.

--Southeastern will move Crooked Creek Lane to its rightful location before the end of the year. This road was built on an individual owners' property and FIPOA had to accept ownership as it was, per Beaufort County requirements.

--Bull's Run is finished grading the unpaved roads that were accessible. We are very pleased with the quality of their work.

PSD: Gravity sewer line installation on Porpoise Drive/Porpoise Circle should be complete by the end of November. The asphalt should be patched and resurfaced no later than November 30. Porpoise Circle will be regraded at the same time. There has not been a PSD meeting since our last POA meeting.

i. **Resolution 457: Update Employee Vacation Policy**

Proposed Resolution: That the Board of Directors approve the Updated Employee Vacation Policy, as attached to and made a part of this Resolution.

Discussion: The Human Resources Committee recommends changes to the FIPOA employee vacation policy based on review of like community policies. Employees now will be eligible for 10 days of vacation after one year of employment. **Motion approved.**

5) Committee/Other Reports: None.

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, December 8 at 9:00 am in the FIPOA Conference Room.

9) Vote to Go Into Executive Sessions to Discuss Legal Matters

10) Recess

11) Reconvene in Executive Session

12) Reconvene Regular Meeting; Announce Action Taken in Executive Session: There was no action taken in Executive Session.

13) Resolution #458: To approve the Draft Amended and Restated Declaration of Covenants, Conditions and Restrictions for Residential Properties on Fripp Island.

Proposed Resolution: That the Board of Directors approve the draft Amended and Restated Declaration of Covenants, Conditions and Restrictions for Residential Properties on Fripp Island dated 11/10/2007,

And further resolved: That the Board of Directors approve the Timeline for Covenants Review and Adoption dated 11/06/07. **Motion approved.**

14) Adjourn: The general meeting was adjourned at 10:00 am; Executive Session was adjourned at 11:35 a.m.

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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