

MINUTES
FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING
December 20, 2007

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

ABSENT: Mr. Buschur

1) Call to Order and Determine Presence of a Quorum of Directors: President Hummer called the meeting to order at 8:30 am. There was a quorum present.

2) Resolution 460: Install Wildlife Exclusion Cloth at POA Office Building

Proposed Resolution: That the Board of Directors approve an expenditure of \$6,409 for wildlife exclusion at 225 Tarpon Boulevard.

Discussion: It was noted that the POA Office building has had a years-long pervasive rat problem. In the last week, one rat was seen in the main office, a heat wire was clipped in the attic, and a chair has been chewed on. Two "critter management" companies were contacted for bids and Tracks Wildlife was the only one to respond with a bid of \$6,409. The General Manager feels this is an unsanitary working environment for her employees and that the POA building should be protected from rodent infestation. It was also noted that the work comes with no guarantee. There was some feeling that the bid was too expensive. Several owners noted they had good results with foam insulation and suggested that be tried.

Motion: Motion made to request bids from sources that provide expandable spray foam insulation and with results emailed to Board members for their vote.

Motion approved.

3) Discussion of Tarpon Boulevard Widening Project:

A chronological timeline of the Tarpon widening project was distributed which indicates discussion going back as far as August 2005.

Motion: Motion made to complete the Tarpon widening project as designed.

Discussion: Mr. Newby reported on actions and discussion from the December 8 Board meeting (see December 8, 2007 minutes). He and the Roads Committee have since met and unanimously recommended that the project should go ahead as designed. While wanting to appease the Morrisons, they also had to look at what was in the best interest of the Island. The Board was informed of this recommendation. He suggested the following alternate plan if the Board won't approve: That Tarpon Blvd. be 18ft. at Morrison's property, and then widen to 22 ft. at the next outfall; a total length of 350 ft. would be 18 ft. Both plans will still be within cost parameters of original design. Discussion centered on the consequences for the Morrisons' between Plans 1 and 2, the work that has already been done, DHEC water standards, a formal vs. informal commitment to the Morrisons and Webbs for upkeep, cracking of roadway, and the need to be conscious of the contour of the marsh side of the road. Concerns were expressed that the POA needs to be fiscally responsible, to not approve projects piecemeal, especially when funds are unbudgeted, and not to dip into capitol reserve funds. The Future Finance Committee will be speaking to these concerns in their report to the Board next month. Having a special assessment is not an option at this time due to the necessity of a vote of the entire membership and time constraints, but will be considered in the future. The original plan to widen Tarpon will cost less in the long run; to narrow at Skipjack will cost more and cause more damage to the roads.

4) Comments and Questions from Members:

(C) A member of the Roads Committee noted that 24 ft. is now the normal width of roads in residential areas. He also noted that if the entire Island had the same curbing and gutters as at the Beach Club, we wouldn't be having these problems today. However, curbing is far in excess of the widening costs we have approved. This was reiterated by another owner who requested the Board to consider curbs and gutters.

(C) Mr. Morrison again expressed his appreciation to Mr. Newby and the Board for their assistance. He expressed concern with a 7-10 ft. wide holding pond on a 25 ft. wide strip of property between his and Mr. Webb's house. He is now proposing an alternative that would have the ditch built behind lots #11 and #12; lot

11 is empty and belongs to Mr. Morrison, lot 10 has a house belonging to Mr. Alfieri. This would also entail disturbing only one electrical line instead of several.

MOTION: Motion made to table discussion pending review by WSA engineers of Mr. Morrison's alternative proposal.

(C) An owner on Tarpon expressed concerns with a proposed drainage swale in front of her house and the fact that standing water will become a mosquito-breeding place and also be a safety hazard. It was explained that the project's plans addressed this issue and the only time there would be standing water would be during excessive high tides.

(C) Another Tarpon Blvd. and Winter Trout owner expressed concerns that water always drains into his yard from the paved driveways of the Fire Department, PSD, and Embarq facilities across the street. It was again noted that the plans address this issue and there should be no more ponding at Winter Trout.

(C) An owner recommended that the Board not widen Tarpon Blvd. but consider curbs and gutters instead.

5) Statement of Matters Deferred to Next Meeting: Widening of Tarpon Boulevard

6) Next Meeting: The next meeting is scheduled for Saturday, January 12, 2008 at 9:00 am in the FIPOA Conference Room.

7) Adjourn: The meeting was adjourned at 10:05 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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