

**PROPERTY OWNERS ASSOCIATION BOARD MEETING  
MINUTES  
December 11, 2010**

**PRESENT:** Mrs. McCormick; Messrs. Davidson, Hess, Kemmerer and Morrison; Messrs. Crouse, DiSerafino and Hindes by phone

**ABSENT:** Messrs. Case and Duncan

**1) Call to Order and 2) Determine Presence of a Quorum of Directors:** President McCormick called the meeting to order at 9:00 am. There was a quorum present.

**3) Adopt Agenda as Presented Today:** Motion made and seconded to adopt the agenda as presented today. Motion approved.

**4) Approval of November 13, 2010 Meeting Minutes:** The minutes were approved as presented.

**5) Comments and Questions from Members**

C) Janie Lackman, Turtle Patrol Project Director, spoke in favor of a compromise for sailboat owners by having one specific area for sailboats to be left on the beach. She suggested the Rock Beauty area, which would have the least amount of impact on turtles, dunes, birds and boats.

C) Pete Richards, Audubon Club President, noted efforts to protect shore birds, in particular the Wilson Plovers, and a recent meeting on Fripp with members of the national and SC State Audubon Societies. He also agreed with Ms. Lackman's compromise as long as the dune line was protected. Mr. Richards was thanked for his efforts with the Audubon program.

**6) Statement of Matters Deferred to This Meeting:**

**i. Resolution 563 – To Adopt Changes to the Rules and Regulations to Amend Language Regarding Personal Property Left on the Beach to Exempt Sailboats with Prior Permission**

**Proposed Resolution:** That the Board of Directors approves the proposed changes to the Rules and Regulations last amended December 12, 2009.

**Discussion:** This resolution was presented for first reading last month. The additional language is "B) Exemptions will be granted to sailboats if permission is requested in advance and the Chief of Security approves the location." The resolution's attachment also provides for the Chief of Security to clear the location with the head of the Turtle Patrol. It was noted that Mr. Cuffe felt it was the responsibility of the Board to make a decision and that the committee had made its recommendations. Pros and cons were discussed at length. It was acknowledged that sailboat owners would probably prefer keeping their boats in front of their property instead of in a designated area; however, it was felt they should be as willing to make a compromise as Ms. Lackman and Mr. Richards did.

**Motion:** Motion made and seconded to approve as presented. Motion approved.

**Action:** Mrs. Hines will be in touch with affected sailboat owners after her return on December 21<sup>st</sup>.

**6) Report from the General Manager**

**Misc:** AT&T started installation on one of two cell antennas on December 9<sup>th</sup>. Antennas will be installed on the two PSD towers.

--The 2011 Nominating Committee met December 8<sup>th</sup> and discussed the importance of having a balanced Board that represents a range of areas of expertise, including gender, age, qualifications of

management capabilities, leadership, commitment, ability to get along with others and communication skills. The committee will meet again on January 11<sup>th</sup>.

--Thanks to the Community Centre for donating a Christmas tree, which has been placed at the flagpole.

**Appeals:** The Appeals Committee met December 2<sup>nd</sup> and heard six appeals. One was granted and five were denied. The committee has requested that the Security Committee review its curfew standards, as there is disparity between language on the golf cart sticker and in the Rules & Regulations.

**ARB:** ARB permits issued in November: one new home, eight maintenance & repairs, three additions, one paint, one roof

**Crossovers:** Atlantic Marine has started the 2011 repairs. Crossovers being repaired include 12, 13, 14, 15, 16, 18, 19, 20, 22, 23, 24, and 31.

**Financial:**

- We received 798 responses to the Financial Survey, which is a 37% return. The Finance Committee met yesterday and discussed initial findings. The basic results do show that most agree we need to increase revenues, but there is no agreement on how to do it. The Finance Committee will meet again in January. Survey comments also revealed that people still mix up the FIPOA with the Fripp Resort. Staff will try to create a new area on the website that will help remind people what organization is responsible for what.
- Assessment Collections: 19 late statements for 2010 were mailed on December 1<sup>st</sup>. 23% received to date for 2011 assessment.
- General Fund: \$1,183,000; Reserve Fund: \$1,358,000; Road & Bridge Fund - \$625,000 including investments adjusted for market value; Deposits for Right of Entry \$183,000, ARB Bond Deposits - \$104,000. Accounts receivable for 2010 are \$30,500. We are at 105% of budget for revenue and 120% of expense, but we need to factor in the added expenses of the OCRM appeal and the Inlet Bridge work, neither of which was included in the budget.
- There were seven property transfers in November.

**Lakes & Lagoons:** All aerators are now functioning.

**Roads & Drainage:** The grinding of yellow lines between Beach Club Villas and Bonito on Tarpon is now complete. Atlantic Asphalt is coming December 14<sup>th</sup> to do root repair. Final drawings for the Bonito resurface/bike path project should be ready at the beginning of the year for amended bids.

**Security:** The committee has approved a design for how information at the Gate was being delivered. The design for the envelope, which is meant to be friendly and welcoming, was presented to Board members for their input. Security staff will insert the Rules & Regulations, map, beach access info, and wildlife handout into the envelope.

**Discussion:** It was noted that although the design was friendly, it should be strongly suggested that guests understand the importance of reading the material. Pros and cons were discussed and it was agreed to take the comments back to the committee for further review.

**Action:** Referred back to the Security Committee.

--The outgoing pneumatic car counter will be installed this weekend. This will give us a better sense of how many vehicles leave the island every day. Total cost to purchase and install is less than \$100.

--Mr. James Irby, who has been the lead midnight gate officer, is retiring. His replacement will start on December 12<sup>th</sup>.

**PSD:** The PSD will meet December 14<sup>th</sup>. Bob Doyle has resigned from the Commission. Filing for the vacant seat opened at noon on December 10<sup>th</sup> and will close at noon on December 20<sup>th</sup>. If more than one candidate seeks the office, a special election will be held on February 15<sup>th</sup>, 2011. At its Tuesday meeting, the commission will review the draft 2010 audit report. PSD offices will be closed Friday December 24, Monday December 27<sup>th</sup>, and Friday December 31<sup>st</sup>.

**Club Advisory Board:** The CAB met November 15<sup>th</sup>. The new Chair is Chris Assaf. The pavilion tent has been removed, and the upstairs at the Beach Club has been renovated to accommodate the needs of people who would have used that space. 12 new toilets have been purchased for the golf course restrooms. Some CAB committees have been restructured and new ones have been formed, including one for entertainment and one for better communications with non-residents. The next meeting will be January 17<sup>th</sup>.

#### **7) Committee / Other Reports**

**8) Statement of Matters Deferred to January Meeting:** Welcome Envelope design

**9) Next Meeting:** The next meeting will be held Saturday, January 8, 2011 at 9:00am in the FIPOA Boardroom.

**15) Adjourn:** The meeting was adjourned at 8:45 am.

Respectfully submitted,

*David Case, 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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