

**FRIPP ISLAND PROPERTY OWNERS ASSOCIATION  
DRAFT BOARD MEETING MINUTES  
December 10, 2011**

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

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

**3) Adopt Agenda as Presented Today:** Motion made to amend the agenda to include executive session to discuss a personnel issue. Motion approved.

**4) Approval of November 12, 2011 Meeting:** Motion made and seconded to approve minutes as presented. Motion approved.

**5) Comments and Questions from Members:**

(C) The Board should consider banning gas powered golf carts due to the noise and impact on the island.

(A) It was agreed that gas powered golf carts are louder and do have more of an impact on the island but it would not be conducive to eliminate them.

(C) All vehicles should be charged the \$50 registration fee proposed in Resolution #589.

(A) The Security Committee strongly considered the idea but found it would tax our resources.

(C) When purchasing a house that includes a golf-cart, the golf cart needs to be re-registered with Security.

**6) Discussion of Matters Deferred to this Meeting:**

**Resolution 593: To Enter Into a Right of Entry Agreement with Beaufort County for the Purpose of Allowing the Removal of Storm-Generated Debris**

**Proposed Resolution:** That the Board of Directors approves the attached Right of Entry Agreement Between Beaufort County, SC and Fripp Island Property Owners Association.

**Discussion:** Presented for second reading. There have been no changes. Directors were encouraged to call or email County Councilman William McBride to press the issue.

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

**Resolution 595: To Purchase a New Laptop Computer**

**Proposed Resolution:** That the Board of Directors approves the purchase of a new laptop, cost not to exceed \$1,700.

**Discussion:** Presented for second reading. There have been no changes.

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

**7) Report from the General Manager:**

**Misc:**

- Owners met on site at Ocean Point to discuss the 12 and 6 foot wall options proposed. The owners asked for a compromise of a 9 or 10-foot wall, whichever will work best for the mason. Mrs. Hines will obtain prices for it and for the removal of the shrubs that are currently in place. The proposal will be brought before the Board in resolution form at the January meeting. There is also a visibility problem caused by the oleanders at 400 Ocean Point Lane. The owner has been asked to keep them trimmed tighter. It was also noted the stop sign heading into Ocean Point Drive – (south) is not effective. Chief Binkowski will address this in the next the Security Committee meeting.

- Per directive from the last meeting, our auditor met with our bookkeeper, Wayne Kemmerer and Mrs. Hines on December 7<sup>th</sup> to explain the additional letters to the audit as he had explained earlier to the Finance Committee. QuickBooks does allow additional manipulation, but the auditor agrees that we have the proper precautions in place. Cyndi will revise reports for the January meeting showing monthly budget figures.
- The Nominating Committee has met. They have asked for non-residents who are interested in serving on the Board to contact them. We have a link on the web and have posted their contact information on the bulletin board as well. The committee will meet again in January.

**ARB:** Permits approved: seven maintenance and repair, six new roofs, three new paint, one tree removal and two additions. The next ARB meeting is scheduled for Thursday, December 15<sup>th</sup>. All submissions for the meeting must be received in the ARB office no later than 4:30pm on Monday, December 12<sup>th</sup>.

**Property Enhancement Committee:** 52 violation letters were issued in late November. 12 for unkempt yards and yard debris, two for unapproved sporting equipment, 23 for unapproved yard art, one for exposed A/C unit, two for houses in need of painting, four for signs, seven for posts with no mailbox, and one for utility trailer. As of December 9<sup>th</sup> we have had 38 positive responses to the letters.

**Crossovers:** Beach access #9 on Seahorse was trimmed for easier passage; this is not a handicap access. The only handicap access is on Rock Beauty.

**Financial:**

The Finance Committee met December 9<sup>th</sup> to discuss options for placing the funds that had been in the investment accounts. They are currently in FDIC insured CDARS. The committee will send an RFP to four investment managers, including Jentner based on the new investment policy adopted by the Board in November.

- 2012 Assessment statements were mailed on 11/14/11. Collections: 31 late statements were mailed 12/1/11
- General Fund - \$1,159,100; Deposits for Right of Entry - \$189,000; ARB Bond Deposits - \$105,000 “For informational purposes only”; Reserve Fund - \$1,784,400; Road & Bridge Fund - \$777,800. Accounts receivable are \$44,900.
- We are at 97% of budget for revenue and 86% of expense.
- There were three property transfers in November.

**Grounds & Beautification:** The Women’s Club Beautification Committee and some of their spouses are responsible for the beach themed Christmas tree at the teardrop. It is adorned with shells, ornaments made by the FI Kayak club, and items collected on our beach this past summer. It has received rave reviews.

**Lakes & Lagoons:** Mrs. Hines reported the issue of the stench in the lagoon at the entrance of Ocean Creek in writing to Stuart Mitchell and also reported it at the CAB meeting. As of December 5<sup>th</sup>, it had been treated but still not cleared of smell.

**Parking:** Signage corrections have been made for clarification on beachfront streets including outlining some signs in red ink.

**Roads & Drainage:** We have received report from Andrews & Burgess with drawings and cost estimates for three options to resolve drainage issues for Fairway Club.

We received a load of rock and Earthworx will be grading gravel roads before the end of the month.

**Security:** The Security Committee met with members of the Board and a new Resolution 589 was presented. The Board requested that Security keep track of the number of guest/renter trailers, what they are carrying coming onto the island, and report back in one year. In other matters, changes have been made to the Security statistics report; speeding tickets and warnings are now broken out and we now include information on stops of underage drivers. The Security Plan was also reviewed for changes. Chief Binkowski has now completed four sections of the plan.

**The Trawler:** The next Trawler publication is on January 15<sup>th</sup>. Please submit all articles by December 30<sup>th</sup>.

**CAB:** Met November 14<sup>th</sup>. Stuart reviewed membership numbers since 2005, which were later clarified in the CAB minutes; they are down 100 since 2006. They plan to send out the Club newsletter before Christmas. There were over 200 in attendance at the Fripp Fest block party versus 75 last year. The Boathouse is closed for the season, but the Beach Club is now open.

**PSD:** Received four bids for repairs to the Inlet Bridge on December 1<sup>st</sup> and will report on them and determine who to award the contract to at the next commission meeting on Tuesday, December 13<sup>th</sup>. The amount budgeted was \$120,000, but Collins gave an estimate of \$141,000.

**Resolution 589 (Revised) – To Adopt Rules and Regulations Governing the Registration and Operation of Golf Carts and Low Speed Vehicles; and Prohibiting the Operation of Unregistered Golf Carts, Low Speed Vehicles and Certain Other ATV-like Vehicles**

**Proposed Resolution:** That the Board of Directors approves the proposed changes to the Rules and Regulations last amended January 19, 2011.

**Discussion:** This resolution was tabled and referred back to the Security Committee last month. They met with the Board to discuss the many issues and concerns brought up at the November meeting. Changes were made to reflect the concerns. Information regarding the changes made to the resolution was provided to property owners in ample time for review. It was also decided that one year from adoption, the Security Department will report the number of trailers and their content brought onto the island by guests and renters. The same information will be given to the property management companies. An e-mail blast will go out to all owners and letter will be sent to those who don't have e-mail. If a citation is issued for not registering a golf cart or LSV, the fine will be reduced to \$50 when the vehicle is properly registered with Security. This will be effective 2/1/12.

**Action:** Motion made and seconded to vote on this resolution today. Motion approved.

**Final Action:** Motion made and seconded to approve Resolution 589 as presented. Motion approved.

**NOW THEREFORE LET IT BE RESOLVED:** That the Board of Directors approves the following Rules and Regulations:

## **Rules and Regulations Governing the Operation and Registration of Golf Carts, Low Speed Vehicles and other ATV-like Vehicles on the Streets and Roads of Fripp Island**

**Section 1:** No motor vehicle may be operated on Fripp Island streets and roads except Automobiles, Motorcycles, Trucks, Scooters and LSV's registered and licensed in compliance with state law and non-State registered LSV's, golf carts, mopeds and scooters which have been registered with Fripp Island Security. Operation of any other vehicle, including ATVs, Mules, Gators and other off-road vehicles on Fripp Island streets and roads is prohibited and will result in a Fripp Island citation, accompanied by a fine of \$300.00. A vehicle subject to such a citation shall be impounded and held by Fripp Security until removed from the island or brought into compliance with applicable State law or registered with Fripp Security as required. The owner of an LSV or golf cart which may be registered with Fripp Island Security may apply for a reduction of this fine to \$50 upon compliance with applicable state or Fripp Island registration requirements and upon paying any applicable registration fee. Emergency vehicles operated by qualified personnel and construction, excavation or maintenance vehicles, which are properly employed as such, are excluded from this prohibition although each such vehicle subject to this exemption should be identified and described to Fripp Security. All ATVs, Mules, Gators or other off-road vehicles which have been registered with Fripp Security prior to the effective date of this Resolution may continue to be operated for the life of the registered vehicle, subject to the speed limits for golf carts in Section 2.

**Section 2:** The existing registration requirements for golf carts remain unchanged and remain applicable to all currently registered golf carts and any new carts intended for use or garaging on Fripp Island. All LSV's that are not registered under applicable State law must be registered as golf carts. There are golf carts which, although not equipped as LSV's or registered and licensed in accordance with state law as LSV's, are nevertheless capable of speeds in excess of 20 mph. The operation of such vehicles on Fripp Island will be permitted if properly registered with Fripp Island Security. **Provided however**, the speed limit for all vehicles subject to registration as a golf cart, including non-state registered LSV's, on Fripp Island streets and roads is 20 mph or the otherwise applicable speed limit if less than 20 mph. Violation of this speed limit is subject to all applicable speeding fines under existing requirements.

**Section 3:** As provided in Section 2, all golf carts or LSV's subject to registration as a golf cart brought to Fripp Island for use on its streets and roads must be registered within 24 hours of arrival or delivery or be subject to a fine as provided in Section 1. All owners of such vehicles subject to registration who are not Fripp Island property owners must pay a fee of \$50 to obtain this registration.

**NOW THEREFORE, BE IT RESOLVED:** that the Board of Directors approves the proposed changes to the Rules and Regulations last amended January 19, 2011.

**Action:** Motion made and seconded to vote on this resolution today. Motion approved.

**Final Action:** Motion made and seconded to approve Resolution 589 as presented. Motion approved.

### **Resolution 596 – Action Without a Meeting November 29, 2011**

**Proposed Resolution:** That the Board of Directors approve repairs to the bathroom and grinder pump at the Gatehouse, costs not to exceed \$1,641.09

**Discussion:** The bathroom at the Gatehouse had a serious issue involving the grinder pump, electric lines and alarm system. This was an emergency repair and replacement. Total costs between plumber, pump repair and electrician were \$1,641.09

**Action:** Received as information.

## **8) Committee / Other Reports**

**PSD:** Commissioner Al Santoni stated that the PSD will need more time to investigate details of the bids received for the Inlet Bridge repairs.

**Environmental Committee:** The committee will be meeting in January to further explore the recycling center. Three additional trash receptacles were purchased to be placed at the crossovers. The Women's Club has also generously purchased two additional trash receptacles. The Fripp Island Resort has agreed to purchase the rack cards that will provide environmental information about Fripp Island.

**Roads and Bridge Committee:** The Fairway Club drainage project is underway.

**Security Committee:** Board member Mr. Kemmerer noted that citations are up 31% from last year including speeding violations up 82%, warnings showing a significant drop indicating a trend in enforcement, golf cart citations up 83% and underage driving citations have almost doubled.

**Boat Committee:** The committee will meet January 12<sup>th</sup>.

**Finance Committee:** Board member Mr. Kemmerer asked several questions regarding the financial statements that the General Manager answered.

A letter from resident Dick Briggs was shared with the Board. The letter indicated a 102% increase in the cost of Wind and Hail insurance. This trend has been noted island wide and Mr. Briggs would like the FIPOA to assist in his efforts to have the rates reduced. Mrs. McCormick will contact the Marsh Association regarding this matter. Kate Hines, General Manager will contact local Large Scale gated communities to inquire if any action can be taken on a larger capacity.

As a result of Mr. Kemmerer's suggestion that the POA should be more involved with marketing the ecological assets of Fripp Island it was agreed that a Marketing Committee will be made. Mrs. McCormick and Mrs. Hines will discuss the committee further at a later date.

## **9) Statement of Matters Deferred to January Meeting:**

**10) Next Meeting:** The next meeting will be held Saturday, January 14, 2012 at 9:00AM in the Boardroom.

**11) Vote to Go Into Executive Session to Discuss a Personnel Matter.** Motion approved.

**12) Recess at 10:00 AM.**

**13) Reconvene into Executive Session at 10:05 AM.**

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

**15) Adjourn:** The meeting was adjourned at 10:30 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.

\*\* To participate in Board meetings by teleconference, owners may call 1-800-444-2801; then 5763474.