

**FRIPP ISLAND
PROPERTY OWNERS ASSOCIATION
BOARD MEETING MINUTES
January 8, 2011**

PRESENT: Mrs. McCormick; Messrs. Case, Crouse, Davidson, DiSerafino, Duncan, Hess, Hindes, Kemmerer and Morrison

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 December 11, 2010 Meeting Minutes: The minutes were approved as presented.

5) Comments and Questions from Members

C) An owner commented on the regulation regarding obstructions and personal property left on the beach after sunset that was amended at the December meeting. He noted multi-family covenants provide for a 30-day period to remedy a structure violation. An email from FIPOA has failed to cite any covenant that permits FIPOA to violate multifamily covenants. He is requesting a legal opinion from the new FIPOA attorney covering proof that "The POA has jurisdiction over the entire island per the original set of the 1961 covenants which describes the effected property as 'Fripp Island'."

A) To be referred to FIPOA attorney.

C) An owner requested whether the Board had approved the expenses to install a railing and a sidewalk on the Bonito Bridge. He noted the shortage of Reserve Fund monies and suggested that money used for small projects like these could instead help fund the Reserve Fund in coming years.

A) It was noted the money is in the 2011 budget, but plans are not complete so no bids have been received yet.

C) A former Board member noted he was in favor of removing the current cap on yearly assessments. He noted the necessity of using Reserve Fund monies, as well as asking for owner contributions in fighting the OCRM setback issue, was unfortunate. He said the Board needs flexibility and praised the Board for their efforts. He encouraged them to risk the vote to get the cap increased to 10% like similar communities.

6) Statement of Matters Deferred to This Meeting:

i. Welcome Envelope Design

At the Board's request, the committee met in December and reexamined the welcome envelope. They have changed "PLEASE READ" to be bold and all caps and deleted "In order" at the beginning. The new design was approved by the Board.

7) Report from the General Manager

Misc: The 2011 Nominating Committee will meet again on January 11th. The target date to present a list of candidates to the FIPOA is February 1, 2011.

We have examined the bridges in Deer Lake. Many need to be repaired and all need to be repainted. This was not planned for in the 2011 budget and a request in resolution form will be presented to the Board next month to use Project Expense funds. It is expected this will cost less than \$3000. The Tarpon bridge needs cleaning as well.

ARB: ARB permits issued in December: five maintenance & repairs and two new roofs. Section 7 of the ARB Guidelines states that holiday lighting and decorations must be removed by New Year's Day.

Crossovers: Atlantic Marine has completed the 2011 repairs, with a major repair to #16 and minor repairs to several others.

Financial: The Finance Committee met yesterday and reviewed our investments with Bruce Jentner.
-- Assessment Collections: 13 late statements for 2010 were mailed on January 5th. -- General Fund: \$1,780,000; Reserve Fund: \$1,361,000; Road & Bridge Fund - \$726,000 including investments adjusted for market value; Deposits for Right of Entry \$183,000, ARB Bond Deposits - \$99,000. Accounts receivable for 2010 are \$24,000.
-- We have revised the way we format the report.
-- We are at 105% of budget for revenue and 91% of expense. Outside of budget expenses, \$571,000 was spent on the Inlet Bridge and \$18,000 was spent on the OCRM setback fight.
-- There were five property transfers in December.

Roads & Drainage: Atlantic Asphalt completed root repair with some mishaps that have been corrected. There is one more change to be made in the drawings for the Bonito resurface/bike path project that have just been received. Once approved, they will be sent out for final bids.

Security: The committee reviewed the request of the Appeals Committee concerning language in different publications (Rules & Regulations vs. golf cart sticker) regarding curfew times. Chief Binkowski will rewrite/combine them for presentation at their next committee meeting.

Trawler: The Trawler received 958 hits on the November issue. The January issue should be online by the 17th. The deadline for articles for the March issue is February 15th. If you would like to write a letter to the Editor, please send it to treevesfipoa@fipoa.org. Letters must be 250 words or less.

PSD: Steve McKay will assume the commissioner's seat left vacant by the resignation of Bob Doyle. OCRM approved Century Link's plan, so the Harbor River waterline replacement project should finally get under way on January 10th. There will be no interruption in water service. The master meter at the front of the island needs to be replaced and relocated to the front of the River Club wall. They hope to start the work the beginning of March. Mike Pepin has been appointed Chairman and Al Santoni is Vice-Chairman.

Club Advisory Board: There was no December meeting. The next meeting will be January 17th.

8) Committee / Other Reports

2010 Financial Survey Report: Treasurer Bob Davidson presented the Final Future Finance Survey Summary. 790 property owners (37%) responded to the study and over 40 pages of comments were received. The summary is available at <http://www.fipoa.org/hotnews.html>.

Discussion: It was noted in the comments received that there is a great deal of confusion among owners regarding which Fripp entity is responsible for which areas. Mrs. Hines has formulated an article for next month's Trawler newsletter outlining areas of responsibility of the FIPOA and the FIR. Eventually, there will be a button on the website so this information can be easily reached.

Executive Compensation Committee: Mrs. McCormick noted they were behind in the evaluation of the General Manager. A packet was distributed to each Board member to complete and return to her by January 15th.

9) Statement of Matters Deferred to February Meeting: None.

10) Next Meeting: The next meeting will be held Saturday, February 12, 2011 at 9:00am in the FIPOA Boardroom.

11) Adjourn: The meeting was adjourned at 9:30am.

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 1-800-444-281; then 5763474.