

FRIPP ISLAND PROPERTY OWNERS ASSOCIATION
BOARD MEETING MINUTES
June 11, 2011

PRESENT: Mrs. McCormick; Messrs. Hindes, Davidson, Blake, DiSerafino, Kemmerer, Morrison and Wolbrink; Messrs. Case and Crouse 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 and seconded to adopt agenda as presented.

4) Approval of May 14, 2011 Meeting: Minutes approved as presented.

5) Presentation by Fripp Island Naturalists: Betsy Richards, an owner and Master Naturalist, presented rack cards about alligators, deer, birds, snakes and turtles. These cards are placed at many venues on the island as an educational tool for owners, renters and guests. She noted that Fripp Island has been designated a bird and game Sanctuary by the state.

Megan Mall and Alex Iriarte are the naturalists in charge of the Activity Center and Camp Fripp. They distributed a comprehensive list of nature programs available through the center and talked about some of their offerings and experiences. They are very excited about the programs and encourage all to participate. They are hoping to help with similar activities at other communities in the region.

6) Comments and Questions from Members:

(C) Two owners who hold the state DNR permit for dead turtles expressed concern that the FIPOA does not budget for disposal of dead sea turtles as they do for dead deer. It was noted this has never been a line item in the FIPOA budget. There were three dead turtles in 2009 and none in 2010.

(A) Request referred to the new Environmental Committee that will be discussed later in the meeting.

(C) An owner expressed concern that increased speeding on the Inlet Bridge will lead to increased bridge vibrations, compromising the safety of the bridge.

(A) Following discussion, this item was referred to the Security Committee.

(C) An owner noted since the new paving was done on Bonito Road, there is now an excessive amount of speeding and noise from vehicles.

(A) Referred to the Security Committee.

7) Statement of Matters Deferred to This Meeting:

i. Resolution 573 – To Establish Procedures to Appoint Replacement Members to the Architectural Review Board

Proposed Resolution: That the Board of Directors approves the procedures for appointing ARB Members to replace departing ARB Members.

Discussion: Resolution presented for first reading last month. Background was amended to read: “ARB members will be appointed by resolution which requires one reading of resolutions.”

Action: Motion made and seconded to adopt resolution as presented. Motion approved.

8) Report from the General Manager:

Misc: The ballots for the amendments to the Bylaws will be mailed to all Members in good standing on June 15th. The deadline for ballots to be returned to the POA office is July 18th at 4:30PM.

ARB: Permits approved: one new house, one new porch and deck, four maintenance and repair, one tree removal, and five new paint. Permits denied: two tree removals, one paint color and one dock extension.

Property Enhancement: The mailbox-painting program is a success. Boy Scout Troop 1100 started painting June 4th and finished the last few mailboxes June 11th, with help from Tina Reeves and committee members. If your mailbox is damaged, please replace it and make sure that it is painted the proper color. Also, please remember that all posts must have a mailbox. If your property only has a post, please replace the mailbox or remove the post in order to comply with the covenants.

Reminder: Please make sure that your property is maintained and all yard debris is hauled off the island. Dumping yard debris in empty lots is strictly prohibited.

Crossovers: Monthly inspections of the crossovers take place around the 15th of every month. Several crossovers have had minor maintenance in the last month. Issues such as step replacements, loose handrails and protruding nails have all been addressed. A pothole on Silverside needs to be fixed.

Financial:

Assessment Collections: 105 late statements for 2011 were mailed on June 2nd. We have received 96% of 2011 assessments and 96% of Road & Bridge Funds.

General Fund: \$1,261,000; Reserve Fund: \$1,923,700; Road & Bridge Fund: \$833,000 including investments adjusted for market value; Deposits for Right of Entry: \$184,000, ARB Bond Deposits: \$109,000. Accounts receivable for 2011: \$98,000.

We are at 97% of budget for revenue and 47% of expense.

There were seven property transfers in May.

Discussion: A Board member questioned General Fund expense difference between April and May statements. Mrs. Hines explained that REA was paid for roadwork.

Grounds: The vinca at the tip of the island was damaged by fungus and EWJ replaced it with pink crystal grass. They also added plants along the River Club wall per the Grounds Committee's direction and worked on the pots at the Security Gate.

Lakes & Lagoons: All aerators are functioning.

Roads & Drainage: The Road Committee met May 24th to discuss Collins Engineering's proposal for a connecting path on the Maxwell Bridge with a railing to protect bike riders. The committee determined that there are no funds available in this year's budget to build the path and railing, but will plan for it in 2012. We recently received more answers from Collins that the Committee needs to review.

There is still some striping work that we are waiting for. The Ocean Creek Homeowners Association has asked us to re-stripe near Davis Love Park and add reflective markers.

The gravel roads are very dusty, but we have had no rain in eight weeks.

Security: The Security Committee met with Periwinkle owners on May 18th to address concerns. Extra patrols were added there, but the issues have been resolved because the problem occupants have ceased to be a problem. Chief Binkowski is keeping his staff on extra patrols in problem areas.

Two additional Security staff members have been hired for summer; one for beach patrol and one for parking, bringing the total staff level to 15.

The Committee met on June 9th, and new members were familiarized with staffing levels, statistical tracking, enforcement and procedures.

The Trawler: The online version of The Trawler has been viewed 807 times since the May issue was released on May 15th. Article deadline for the July issue is June 30th.

CAB: Met on May 16th. All pools are ready for the season. The ceiling at the Boathouse was being repaired and new toilets were being installed on the courses in the ladies' bathrooms.

PSD: The next meeting is Tuesday. Draft FY 2012 budgets were approved at the May 10 meeting. The Commissioners approved water and sewer rates with a sewer rate increase of \$0.25/1,000 gallons to offset the wholesale increase from BJWSA.

Collins Engineering surveyed the Inlet Bridge in March. Their recommendations are being reviewed by the PSD Bridge Committee. Their recommendations for repairs will be forwarded to the FIPOA in time for the 2012 budget.

Cape Romain has finished installing the new 10" waterline and DHEC will be conducting a final inspection in the next two weeks.

- i. **Resolution 575** - Reappointment of a Chair and Committee Members to the Non-Standing Appeals Committee
- ii. **Resolution 576** - Reappointment of a Chair and Appointment of a Committee Member to the Standing Bridges Committee
- iii. **Resolution 577** - Reappointment of a Chair and Appointment of Committee Members to the Standing Finance Committee
- iv. **Resolution 578** - Reappointment of a Chair and Committee Members to the Non-Standing Grounds Committee
- v. **Resolution 579** - Reappointment of a Chair and Appointment of Committee Members to the Standing Human Resources Committee
- vi. **Resolution 580** - Appointment of a Chair and Committee Members to the Non-Standing Parking Committee
- vii. **Resolution 581** - Reappointment of a Chair and Committee Members to the Standing Roads & Drainage Committee
- viii. **Resolution 582** - Appointment of a Chair and Committee Members to the Standing Security Committee

Motion: Motion made and seconded to vote on Resolutions 575 through 582 today. Motion approved.

Final Motion: Motion made and seconded to approve Resolutions 575 through 582 as presented. Motion approved.

Mrs. McCormick expressed appreciation to Board and Committee members who have given so generously of their time and energy this past year.

- ix. **Resolution 583** – Appointment of a Chair and Committee Members to the Non-Standing Environmental Committee

Micki McCormick, Kate Hines and Curt Blake met last week to discuss the formation of a new Environmental Committee. It was felt that the Beach Committee had fulfilled its purpose and should be converted to a more-encompassing Environmental Committee. The scope would include advising the General Manager and the Board of Directors to increase awareness of our wildlife and the environment; to promote cleanliness, health and safety of our beach to members and guests; to work with other island groups, including Audubon, Turtle Patrol and Fripp Island Resort on educational and communication endeavors and to determine projected costs for completion of the committee's projects.

Mr. Blake, who has agreed to act as Chair, requested Board input regarding the feasibility of this committee and all were in agreement it should be formed. Suggestions were heard regarding the number of members (at least seven), potential representation from other groups and including funds to

dispose of dead sea turtles. Mrs. McCormick will assist Mr. Blake in the selection of committee members.

Action: Deferred to July meeting.

9) Committee / Other Reports

10) Statement of Matters Deferred to July Meeting: Resolution 583: Appointment of a Chair and Committee Members to the Non-Standing Environmental Committee.

11) Vote to Go Into Executive Session to Receive Advice on a Legal Matter: There was no action taken.

12) Recess

13) Reconvene in Executive Session

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

15) Next Meeting: The next meeting will be held Saturday, July 9th 2011 at 9:00 AM in the Boardroom.

16) Adjourn: The meeting was adjourned at 10:40AM.

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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