

**FRIPP ISLAND PROPERTY OWNERS ASSOCIATION**  
**BOARD MEETING MINUTES**  
**July 9, 2011**

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

**ABSENT:** Mr. Hindes

**1) Call to Order and 2) Determine Presence of a Quorum of Directors:** Secretary Case 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 June 11, 2011 Meeting:** Minutes approved as presented.

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

**(C)** An owner noted a group of Fripp military veterans have formed “The Fripp Island Supports Wounded Warriors Committee” to commemorate the 10<sup>th</sup> anniversary of 9/11. The purpose is to support those troops most severely wounded in the War on Terrorism. Donations will be funneled through the non-profit Independence Fund. He is requesting Board approval to recognize this committee as a Fripp Island organization. If it does so, the committee could have e-blasts sent from the FIPOA regarding their upcoming events.

**(A)** A motion was made and seconded and approved to grant this request.

**(C)** An owner expressed concern with the number of trailers carrying large ATV’s being brought to the island. She feels the ATV’s are inappropriate for our roads and are dangerous when near smaller golf carts. She requested that the FIPOA look at the current rules regarding what types of vehicles are allowed on the island.

**(A)** Referred to Security Committee. Chief Binkowski also noted that the state is now registering ATV’s and if the state has registered it, we must allow it. When personal motorized vehicles and golf carts are brought on island, Security inspects them and grants them a temporary registration and temporary decal.

**(C)** An owner felt the comparison sheet of assessments and % caps of large scale communities similar to Fripp included in the recently mailed Bylaw amendment packet was misleading, as some assessments include amenities and ours do not. Salary comparisons were mentioned as well.

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

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

This resolution was presented for first reading last month. Changes have been made to include seven to ten members and final appointments to the committee chaired by Curt Blake. Other members are: Bob Hess, Rick Keup, Janie Lackman, Page Miller, Betsy Richards, General Manager Kate Hines, Security Chief Mike Binkowski and the FIR Naturalist.

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

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

**Misc:**

--Assistant GM Tina has received her Professional Community Association Manager’s degree. It is the second highest level that a manager can attain in the industry.

--Ballots received to date: 41%

--The fireworks on July 4<sup>th</sup> were gorgeous, but there was a small brush fire near a house on Davis Love when a canister went astray. A number of vehicles were also involved.

**Appeals Committee:** The Appeals Committee reviewed ten appeal requests. One was granted, two were reduced to warnings and one fine was reduced by half.

**ARB:** Permits approved: one new house, seven new porch and deck, seven maintenance and repair, one tree removal, and nine new paint. One request was tabled.

**Property Enhancement:** The Committee will be meeting July 14<sup>th</sup>.

**Crossovers:** Yearly crossover inspection for pre-budget was held last week. No major damage was found. Additional complaints regarding palm fronds being piled on crossover 18 have been received; the owner has been put on notice.

**Financial:**

--Assessment Collections: 32 liens were filed on July 5<sup>th</sup>; 10 of these were updates from 2010. There are 34 others who still have balances due.

--General Fund - \$1,212,000; Reserve Fund - \$1,923,700; Road & Bridge Fund - \$790,789 including investments adjusted for market value; Deposits for Right of Entry - \$184,000; ARB Bond Deposits - \$110,000. Accounts receivable for 2011 are \$43,000.

--We are at 97% of budget for revenue and 55% of expense.

--There were three property transfers in June.

**Grounds:** We have cut back on watering per a request from the PSD, but most areas are doing well. We had a broken valve on South Tarpon near the Beach Club.

**Lakes & Lagoons:** All aerators are functioning, but the lakes are very, very low. A tree fell in on Deer Run, but Earthworx removed it.

**Parking:** The Parking Committee met June 30<sup>th</sup>. The committee members were tasked with observing the parking situation on July 4<sup>th</sup> and the week after. There was discussion that parking issues are moving southward as the beach is accreting southward. The extra Security staff person is making quite a difference. The next meeting is July 26<sup>th</sup>.

**Roads & Drainage:** Striping is complete. Atlantic Asphalt will be here soon to pave a small area on Tarpon at Bonito that has become a safety issue. Earthworx will create a small gravel golf cart parking area on the northwest side of the Maxwell Bridge. This is within the budget.

**Security:** The Security Committee hasn't met since the last Board meeting. The 4<sup>th</sup> of July had one major incident with an arrest for grand larceny of a golf cart and malicious destruction of personal property. The Sheriff's Department has assumed jurisdiction. Many golf carts were also lost, stolen, found and returned. Many vehicles were stopped, resulting in violations for underage driving and curfew. The beach patrol has found fewer violations than last year due to the patrol person's interactions with the crowds. The parking patrol officer has moved many carts to avoid giving tickets. We have not received complaints for moving the carts. Officer Mary Miller will be leaving for Tennessee in August and Wanda Martin will be stepping into the full-time position.

**The Trawler:** The July issue will be posted on the 15<sup>th</sup>.

**CAB:** No meeting due to lack of quorum.

**PSD:** Commissioner McKay commented on the following:

--The 10" Harbor River water line has been permitted and is in operation.

- The bridge inspection report is complete and no significant repairs are needed. A proposal for detailing the repair scope has been received and is under review. This will be done in time for the POA 2012 budget
- New water and sewer rates increased \$0.25 per 1000 gallons and were effective July 1, 2011.
- The building renovation is still being discussed with the county.

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

### **9) Comments and Questions from Members:**

- (C) An owner expressed concern with the large number of beach towels hanging from decks and railings of homes. She questioned whether this was against regulations.
- (A) It was noted that Security does not have enough manpower to patrol for towels. Another owner felt that the towels are a sign of summer.
- (C) An owner commented that the recent holiday weekend resulted in island roads being noticeably littered with trash and cans. He hopes the Environmental Committee will address this issue and perhaps organize a dedicated clean-up day immediately after the holiday.
- (A) Mr. Blake stated this matter was on the agenda for their first meeting that will be held in the next two weeks.
- (C) An owner who lives on Fiddlers Ridge noted the vegetation around the tree houses and the crabbing dock appears to be dying. She questioned whether this was part of the natural cycle or was something killing the plants.
- (A) She was referred to the Fripp Island naturalist.
- (C) An owner was concerned that a neighbor was rinsing out his boat and storing it on his property.
- (A) Referred to ad hoc Boat Committee.

### **10) Statement of Matters Deferred to August Meeting:** None.

**11) Next Meeting:** The next meeting will be held Saturday, August 13<sup>th</sup>, 2011 at 9:00 AM in the Boardroom.

**12) Adjourn:** The meeting was adjourned at 9:35AM.

Respectfully submitted,

*David Case, Secretary*

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