

FRIPP ISLAND PROPERTY OWNERS ASSOCIATION
BOARD MEETING MINUTES
September 10, 2011

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

ABSENT: Mr. Crouse

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 approved to adopt agenda as presented today.

4) Approval of August 13, 2011 Meeting: Motion made and seconded to approve minutes as presented.

MOTION: Motion approved.

5) Comments and Questions from Members:

(C) An owner made several comments: 1) expressed appreciation for being appointed as a ballot counting procedure committee member; 2) implored the Board not to certify the Bylaw amendments results but let the new committee review; 3) upon review of the Admin. salary survey, he is of the opinion that most of the FIPOA staff is around the mid-point and an adjustment is not necessary; 4) while appreciating Chief Binkowski's efforts in keeping the membership informed of recent burglaries, he felt that he would be very scared if he were looking at property to buy on Fripp; 5) he has talked with Treasurer Davidson and upon review of the Bylaws, he feels the Treasurer does not have the authority to put funds into the stock market.

(C) An owner seconded those remarks in regard to postponing the vote certification until the new committee meets. He also noted he had sent a letter requesting that it be attached to the minutes for all members to see.

(A) The President stated that would not be done.

(C) Another owner agreed with the first two speakers that the ballot results not be validated today. She also requested the Admin. Salary Plan resolution be tabled as well.

(A) There has not been an increase in the Administrative Salary Plan for two years and the increase proposed in Resolution #585 only affects the admin. Salary ranges. Any potential increase in compensation levels is dictated by the Finance Committee as they prepare the budget for the following year. The salary plan is based on the duties and responsibilities of the staff as well as survey data from communities similar to ours. We want to make certain that salaries, and more importantly benefits, are competitive.

(Q) An owner questioned if the FIPOA had a problem with employee retention.

(A) It was noted that benefits (especially health) need to stay competitive, especially to retain for lower level staff.

(Q) An owner asked whether committee meeting notices are posted on the website.

(A) Posting of committee meetings was felt to be a good idea. Referred to the General Manager.

(C) Can an owner do some committee work from far away?

(A) Absolutely, the FIPOA is always looking for volunteers.

6) Statement of Matters Deferred to This Meeting:

i. Resolution 584 – Replace Decking and Bridge Surface on Fiddlers Trace Bridge

Proposed Resolution: That the Fripp Island Property Owners Association Board approves replacement of decking and bridge surface on Fiddlers Trace Bridge for a cost not to exceed \$4,850.

Discussion: The Fiddlers Trace Bridge needs to have sub deck and stringers replaced for safety. The entire structure has been under strain and boards have been popping up. A proposal from Atlantic Marine quotes a total cost of \$4,850. Funds would come from the Project Expense Budget. This resolution was presented for first reading last month. There have been no changes.

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

ii. Resolution 585 – Update Administrative Salary Plan

Proposed Resolution: That the Board of Directors approves the Administrative Salary Plan, effective January 1, 2012 attached to and made a part of this Resolution. This resolution was presented for first reading last month.

Motion: A motion was made to reject this resolution at this time and include it with upcoming budget decisions. No second.

Discussion: It was noted the salary plan is merely a management tool and doesn't have anything to do with salary. It was also noted that we need to be concerned for our employees and their benefits.

Final Motion: Motion made and seconded to accept Resolution 585 as presented today. Motion failed.

iv. Resolution 586 – To Accept the Official Vote to Amend the Bylaws

Proposed Resolution: That the Fripp Island Property Owners Association Board accepts the official vote to amend the Bylaws.

Discussion: This resolution was presented for first reading last month. A synopsis clarifying the ballot counting procedure was presented by Mr. Hinds and was read prior to the vote.

Motion: Motion made and seconded to approve with changes. Motion approved unanimously.

7) Report from the General Manager:

Appeals Committee: The Appeals Committee met on August 23rd and reviewed 15 appeals. Three citations were reduced by 50% and 12 of the appeals were denied.

ARB: Permits approved: two maintenance and repair, two new roofs, six new paint and one demolition. The next ARB meeting is scheduled for Thursday, September 15th. All submissions for the meeting must be received in the ARB office no later than 4:30pm on Monday, September 12th.

Crossovers: Crossovers maintained their integrity throughout several days of heavy wave activity due to storms and high winds.

Environmental: The committee is in the process of scheduling a meeting date.

Financial:

Assessment Collections: 41 late statements mailed 9/1/11

General Fund - \$1,201,000; Deposits for Right of Entry - \$189,000; ARB Bond Deposits - \$101,000 "For informational purposes only"; Reserve Fund - \$1,768,900; Road & Bridge Fund - \$783,622, including investments adjusted for market value; Accounts receivable for 2011 are \$59,705.

We are at 99% of budget for revenue and 67% of expense.

There were two property transfers in August.

--A Board member questioned the reporting of unrealized capital gains. It was noted that this is done at the direction of our auditor. Mrs. Hines offered to have the Auditor discuss this with the Board member.

Grounds & Beautification: The Committee has had two meetings. First, the committee members reviewed how the POA areas looked after the hot summer season and how best to use the remaining Beautification budget. It was decided to meet again with Jim Yeager at the Tower Garden to review the water situation. Prior to Labor Day, the front area near the rental sign was updated. The Pink Crystals at the front island were replaced with yellow lantana, zebra grasses and myscaanthus.

During the meeting at the Tower Garden, Jim explained the watering system and it was determined that an irrigation system would serve us better. Some plants need to be replaced and some moved. The group moved to Davis Love Park, which needs some overall TLC and new palms. The Women's Club might be interested in donating to a project. One idea was building a shelter over the bleachers

Lakes & Lagoons: All calm in August.

Parking: The Parking Committee sent a letter to owners on the south end of Tarpon regarding possible future parking there. We will meet on September 22nd to address concerns received as well as a request from the Appeals Committee regarding clarification of parking signage.

Roads & Drainage: The Committee met August 23rd. The Committee members discussed the latest drawings for the bike path crossing railing on the Maxwell Bridge as well as cost estimates for it and other projects for the 2012 budget request. The group also discussed the need for a drainage solution in Fairway Club between #8 and #24. Mr. Morrison & Mr. Gioiosa will try to come up with a workable plan that Jim Yeager can implement this year.

Winter Trout, Pompano, Seahorse, Sea Dragon and Wahoo have all been graded.

Security: The Security Committee has met twice since the last Board Meeting. At the first meeting, owners attended and asked many questions about the burglaries. The Chief explained that there have been a total of seven burglaries; all homes were unoccupied, and all but one was not on the rental market. Five of seven were on water. As best we can determine, all but one of the burglaries occurred prior to August 1st. The common items stolen were flat screen TV's. The Chief suggested that owners should record the model and serial number of their appliances. He also suggested that owners sign up for the House Watch program and contact private alarm system companies, if they so choose

Per law, all of the burglary investigations have been turned over to BCSO. Chief Binkowski is following up and will report back via email as he gains any information. The investigation is ongoing and there are no new reports to date. BCSO is now doing occasional patrols on the island, thanks to a strong request by the Chief.

The Security patrol has also beefed up and altered its routes. All driving contractors who present themselves at the gate without decals now have their driver's license swiped. A wireless vehicle detection kit is being purchased to give officers in the gate better notice to hear oncoming vehicles.

The Security Committee is also looking at what to do about safety of golf carts, and LSV's speed is certainly a factor. Barbara Sealey made a very thorough presentation at the committee's September 7th meeting. They will be presenting a resolution to the Board soon to limit what types of vehicles are allowed on the island.

Initial work on "The Plan" for Security was presented. It involves tools that we have and how to use them on the issues we have that need to be addressed.

The Trawler: The next Trawler publication date is on September 15th.

CAB: Met on August 15th: The assessment of the summer season was that the pools were busier than ever, food and beverage has been moving in a positive direction, the program nights with Family and Karaoke nights were very successful; overall an excellent summer. There was discussion of Club Cards. Because of confusion, Kristi has designed a brochure that will be given to all guests and mailed to all members who rent.

PSD: The commission did not meet in August. The next meeting is Tuesday, September 13th.

i. Resolution 587 – For the Board of Directors to Give its Advice and Consent to the Appointment of a Chair and Committee Members to the Non-Standing Ballot Counting Procedure Recommendation Committee

Proposed Resolution: That the Board of Directors appoints the following members to the non-standing Ballot Counting Procedure Recommendation Committee: Dick Morrison, Chair; Martin Goodman, Bob Newby, Don Peel and Jim Wolbrink; Ex-Officio Appointment General Manager

Discussion: It was felt that this is not the time to look behind the recent Bylaws vote, but to look to the future for upcoming voting processes.

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

Final Motion: Motion made and seconded to approve Resolution 587 as presented. Motion approved.

8) Ocean Point Wall Discussion: Three owners on Ocean Point Drive were present to express concerns with the recent removal of one of the entrance walls to Ocean Point Seaside Village. It had been damaged by a vehicle, but not repaired. Several letters from property owners have been received expressing displeasure with the wall's removal because they had been in contact with the FIPOA office regarding the wall and its repair and were not notified that it was going to be removed. A letter of support was received as well. Members present requested the Board discuss this incident and come up with a solution. There was also a history of a little girl being hit by a vehicle at that intersection as she rode her bike and an owner noted he was present at that time. She did ignore the stop sign but indicated that safety when rebuilding the wall should be taken into consideration.

For several years nobody knew whether the Fripp Island Resort or the FIPOA owned the property; just recently we have discovered it belongs to us. In addition, both the past and current Security Chiefs have felt that the wall was a safety concern and the decision was made by the General Manager to remove it. Another issue brought up was the location of the dumpsters at the Ocean Point Grill.

Motion: Motion made and seconded that a committee consisting of Ocean Point residents, a Board member and the General Manager meet to develop a plan for replacing the wall and will come back to the Board with that proposal including cost. Motion approved.

A letter will also be sent to the FIR outlining the dumpster issues.

9) Committee / Other Reports

Property Enhancement Committee: Martin Goodman noted there have been concerns about large piles of debris on the island, but the committee feels that they should wait until after hurricane season to have their annual cleanup day. He also noted the committee would be meeting later this month and will be focusing on ideas to present to the Board to help unkempt properties come into compliance with the ARB guidelines. Mr. Blake, Chair of the new Environmental Committee, suggested they coordinate some of their activities as part of the overall environment of the island.

11) Statement of Matters Deferred to October Meeting: None.

12) Next Meeting: The next meeting will be held Saturday, October 8, 2011 at 9:00AM in the Boardroom.

13) Adjourn: The meeting was adjourned at 10:15AM.

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.