

MINUTES
FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING
March 8, 2008

PRESENT: Messrs. Hummer, Buschur, Davidson, Davis & Newby; Mrs. McCormick; Messrs. Mathews, Gannon & Mrs. Cantley by phone

ABSENT: Mrs. Merrill

1) Call to Order and Determine Presence of a Quorum of Directors: President Hummer called the meeting to order at 8:00 am. There was a quorum present.

2) Approval of February 9, 2008 Meeting Minutes: The minutes were approved as presented.

3) Discussion of Matters Deferred to this Meeting: Island in Fiddlers Trace Lake

Mr. Hummer noted that there was a voluminous amount of correspondence presented to the Board regarding the small island located in the Fiddlers Trace Lake. Some of the past correspondence regarding trimming vs. non-trimming of the island is in direct contradiction and it is evident that the POA has no concrete policy in this regard. This matter recently came to the Board's attention following correspondence and pictures from Mr. & Mrs. Tom Ward, who object to trimming of the island and prefer that it remain in its natural state. Across the lake is property owned by Mr. & Mrs. Charlie Richman, who prefer annual trimming of the island so their view is improved. Both couples originally purchased their property due to the beauty of the lake from each of their back decks. Mr. & Mrs. Richman were present at the meeting and Mr. & Mrs. Ward were present by teleconference. Both couples presented additional correspondence and pictures to back up their positions. Prior to the Board meeting, and following a thorough review of correspondence and history provided, the POA attorney suggested that the POA could adopt a "default setting" for open undeveloped (common) areas of "no cutting." If a policy like that is adopted, the Board can discuss situations like this island on a case-by-case basis if it is requested to do so.

Following a lengthy discussion, it was agreed that: (1) The issue needs further research and clarification from the DNR regarding what is helpful for the environment; (2) All owners around this lake need to provide input on trimming vs. non-trimming of this Island; and (3) A policy should be developed that goes forward and is not retroactive.

ACTION: Deferred until May meeting (April is the Annual meeting).

4) MANAGER'S REPORT

Election 2008: 1867 ballots were mailed on February 29th. Deadline for return is Monday March 31st; ballots will be counted the following day. So far, we have a 10% return rate.

Long Range Planning: We have received 810 responses to the survey. Results will be reported at the Annual Meeting.

Financial: 94% of 2008 Assessments have been received. 121 late notices were mailed on March 1st.

General Fund: \$1,151,000; Cash reserves of \$2,355,000; Deposits for Right of Entry \$162,000
Accounts receivable including assessment collections \$104,300. We are at 77% of budget for revenue and 13.6% of expense.

There were six property transfers in the month of February.

Grounds/Environmental: The HSUS team will be on Island thru March 31st. Dr. Allen Rutberg dropped by the office with the 2007 Progress Report; copies are in Directors' boxes and will be available for any owner who wants one and will be made available online within a week. Essentially their numbers are down, and their health is good. HSUS really needs the donations to keep coming if the program is to keep going. There were some concerns expressed with the way HSUS operates vis-à-vis fundraising, and Dr. Rutberg has suggested that direct donations could be made to Tufts University. More information will be available in *The Trawler*.

The Grounds Committee met March 7. A letter will be sent to FIR thanking them for removing the oleanders at the tennis courts and suggesting they plant new bushes. The Committee decided not to go to any

great expense to hide the electric box at the foot of the bridge. They will look at ideas for ways to improve the plantings around the River Club wall and the two tear drop areas.

Crossovers: The crossover at Ocean Point and the one at #29 are closed for safety purposes. Repairs are scheduled to be made before Memorial Day. Post and rope have been installed the length of #8 and will be installed at #10 next week.

Security: The committee met February 20. Agenda item #465 reflects changes that the committee proposes to the fines for POA citations.

The committee recommends that the Board appoint a Parking sub-committee to address all of the parking issues on the Island.

The committee deferred discussion of the letter to FIR regarding the 911 hang-ups due to the lengthy discussion of the change in citation amounts.

Roads & Drainage: Roadside grading of the Tarpon project should start on Monday, March 10; paving should start the following Monday, March 17, and be complete by Good Friday. We appreciate everyone's patience with that project. The Marlin resurfacing project was awarded to Southeastern and will start when the Tarpon project is complete. Crooked Creek will be relocated at that time as well. Rock roads in need of grading and rolling will be addressed soon.

PSD: The commission approved reserving the remaining balance of the vacuum sewer fund in its current bank account for use in paying the bond debt.

They also discussed purchasing radar equipment for the Inlet Bridge, but decided to await information gathered by Chief Binkowski from Beaufort County before proceeding.

The PSD is looking at planting honeysuckle or other vining plants to improve the appearance of the fence at the WWTP.

The PSD also approved contributing \$1,000 towards the Tower Gardens, but with a caveat that less sod be used since they will provide all the water.

They have received two bids from engineering firms for work on the Inlet Bridge bearings and soundings.

There has been no news on the Hunting Island beach renourishment plan. The SCPRT is waiting for a water quality report from DHEC.

The PSD has four persons coming up for the November elections; at least one vacancy. Please contact Rich Combes if interested.

Club Advisory Board: The tent has been treated for standard mold.

The Food Court is open and serving coffee, fried chicken, pretzels, pizza, and ice cream.

Greens fee clarification - \$119 for unaccompanied guests, Resort guest is \$75.

i.) Resolution 465: To Increase Fee Schedule for FIPOA Citations

Proposed Resolution: That the Fripp Island Property Owners Association Board of Directors approve amending the Schedule of Rules and Regulations Violations and Fees to become effective 30 days after approval.

Discussion: The Security Committee reviewed the Fee Schedule for Violations last amended in September 2007. The consensus was that Fripp fees for violations are too low and that they do not deter many violators. In almost all cases, verbal warnings are issued before a citation is written. A new category of Littering was also added. There was discussion re: proper parking areas, the need for more doggi-pot stations (especially at Rock Beauty), keeping disposal bags supplied, feeding alligators, underage drivers, vandalism, etc. A side issue was that of people dropping food waste in the canal where alligators are present and where some children have been seen swimming. While some concerns were expressed with the increase in fines, it was noted the Security Committee felt that a major reason for the increase in fines is to promote safety and to discourage the non-caring attitude on the part of visitors and guests.

Motion: Motion approved. An email will also be sent to canal homeowners and rental agencies about the alligator danger.

5) Comments and Questions from Members:

(Q) A Board member questioned whether there had been any new information about changes to the Ocean Creek golf course.

(A) The Resort needs verbal input from Davis Love III before going ahead with adding four lots to the golf course at Wahoo and Bonito, as this is a "signature" course.

(Q) What is the status of the condominium project and the DRT?

(A) There may be a reduction in the proposed number of condominium units at Sea Glass in order to meet parking requirements.

(C) A Board member expressed concern with the recent Trawler article on the Covenants. She felt that it was confusing and redundant. As this is such an important issue, we need to have a lot more clarity on the information we are giving to owners.

(C) Mr. Hummer encouraged any Board members who might be interesting in serving as an Officer to talk to him or Mrs. Hines. New officers will be elected following the May Board meeting.

6) Statement of Matters Deferred to May Meeting: Island in Fiddlers Trace Lake

7) Annual Meeting: The Annual Meeting will be held Saturday, April 12, at 9:00 am at the Fripp Island Community Centre and Chapel.

8) Next Regular Meeting: The next meeting is scheduled for Saturday, May 17th, 2008 at 9:00 am in the FIPOA Board Room.

9) Adjourn: The meeting was adjourned at 9:35 am.

Respectfully submitted,

Mary Cantley, 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 1-888-311-9051; then 56413#.

**SCHEDULE OF FRIPP ISLAND PROPERTY OWNERS ASSOCIATION
RULES AND REGULATIONS VIOLATIONS AND FEES
Effective 04/08/08**

VIOLATIONS	FRIPP CITATION	STATE CITATION (at Officers Discretion)
<u>SECTION I: TRAFFIC</u>		
(A.) Exceeding the speed limit 1 – 14 miles over limit 15 – 20 miles over limit 21 + miles over limit	\$50.00 (a) \$75.00 (a) State Citation	1-10MPH \$76.88 11-15MPH \$128.75 16-24MPH \$180.63 25+ MPH \$440.00
(B.) Operation a moped/scooter without a helmet if under age 21	\$50.00 (a)	\$232.50
(C.) Operating an automobile/truck without a license	State Citation	
(D.) Operating a motor vehicle (other than automobile/truck) without a license	\$200.00 (a)(b)	\$232.00
(E.) Operating a motor vehicle without proper equipment	\$50.00 (a)	\$232.00
(F.) Operating a motor vehicle on beach, bike path or other restricted area	\$25.00	
(G.) Violating other Fripp Island or state traffic regulations	\$75.00 (a)	\$232.00 + POINTS ON D/L
(H.) Walkers, bikers, skaters and any non-motorized vehicle not utilizing bike path when available	\$15.00	
(I.) Operating a motor vehicle without proper personal injury and property damage liability insurance	State Citation	\$440.00
(J.) Operating unlicensed motorized vehicle	\$50.00 (a)	\$232.00
(K.) Operation golf cart under 21 years old between 1 am and 5am	\$50.00	
(L.) Careless operation of a motor vehicle	\$200.00 (a)	\$440.00 + 6 POINTS
(M.) No tarp on load	\$100.00 (a)(b)	\$440.00
(N.) Use of vehicle without owners permission	\$100.00 (a)	\$257.50 + Incarceration
<u>SECTION II: PARKING</u>		
(A.) Parking in a No Parking Area	\$50.00 (b)	
(B.) Parking in a Fire Lane	\$100.00 (a)(b)	\$400.00
(C.) Parking in a Handicap Parking space without proper tag	\$100.00 (a)	\$400.00
<u>SECTION III: ANIMAL CONTROL</u>		
(A.) Unleashed dog off owner's / renter's property	\$50.00 (b)	
(B.) Unlicensed and/or pets without proper inoculations	Report to County	
(C.) Failure to clean up and properly dispose of dog waste	\$25.00 (b)	
<u>SECTION IV: PROPERTY APPEARANCE</u>		
(A.) Failure to store trash in proper receptacle or	\$50.00 (b)	

accumulate debris		
(B.) Failure to store trash receptacle in screened area	\$25.00 (b)	
(C.) Parking unusable vehicles in visible location	\$25.00 per day	
(D.) Dumping on private property	\$100.00	
VIOLATIONS	FRIPP CITATION	STATE CITATION (at Officers Discretion)
SECTION V: WILDLIFE PROTECTION		
(A.) Feeding or harassing alligators	\$150.00 (a)	\$200.00
(B.) Feeding deer on common property	\$15.00 (b)	
(C.) Breaking turtle protection laws		\$1000.00
SECTION VI: PUBLIC SAFETY		
(A.) Discharge of a firearm	State Citation	
(B.) Discharge of fireworks	\$25.00 (a)(b) & confiscation	\$465.00
(C.) Discharge of fireworks which results in personal injury or property damage	\$100.00 (a)	\$465.00
(D.) Discharge of blow/dart gun or pellet/bb gun	\$50.00 and confiscation	
(E.) Violation of curfew	\$25.00 then \$50.00	
(F.) Operating motorized watercraft in an unsafe manner	\$100.00 (a)	\$465.00
(G.) Operating watercraft within 50 feet of a person	\$100.00	
(H.) Excessive noise (see explanation)	1 st Offense- Courtesy Notice Subsequent Offenses (same incident) \$50.00	
(I.) Disorderly conduct (see explanation)	\$100.00 (a)	\$257.50/Incarceration
(J.) Trespassing (see explanation)	\$100.00 (a)	\$465.00/Incarceration
SECTION VII: LITTERING		
(A.) Littering	\$50 (a)(b)	\$257.50

(a) Or state citation at the discretion of the officer

(b) Fee for repeated offenses may be doubled