

MINUTES
FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING
June 14, 2008

PRESENT: Messrs. Mathews, Gannon, Duncan & Morrison; Mrs. McCormick and Merrill; Messrs. Newby, Case & Hess by phone. **ABSENT:** Mr. Davidson

1) Call to Order and Determine Presence of a Quorum of Directors: President Mathews called the meeting to order at 9:00 am. There was a quorum present.

2) Approval of June 14, 2008 Meeting Minutes: The minutes were approved as presented.

3) GENERAL MANAGER'S REPORT: Kate Hines

Some members of the Board met on June 5 with David Warren regarding a marketing strategy for the covenants vote. It was a very productive meeting and some great ideas came of it. A proposal for the covenant campaign was distributed to the Board. The costs include printing, design, photos, posters and mailings. Total is \$5,789.00

DISCUSSION: There was a lengthy discussion of the points of the proposal and what would work and not work on the Island. The suggested theme is "Just Say Yes" to the covenant changes. It was noted the target areas were full-time and part-time owners, part-time owners who rent their property, and lot owners. Everybody needs to be made aware that a majority plus one of affected owners' affirmative votes must be received in order for the revised covenants to take effect. If voters do not vote or abstain from voting, this is technically a "no" vote. The mailing will be out on January 1st and votes must be received by March 30th. Votes need to be tabulated and recorded at the Courthouse by April 9th, 2009. Points discussed were establishing a phone bank to call people who haven't voted, sending personalized postcards, banners on FIPOA common areas, whether posters or table tents would be allowed in Resort areas, and whether open forums would be useful.

MOTION: That the Board of Directors approve David Warren's proposal as presented, not to exceed \$5789., and to appoint a subcommittee of Bob Hess (Chair), Jim Duncan, and Micki McCormick to oversee the project.

MOTION APPROVED.

There will be no meeting in July. The August meeting remains scheduled for the 9th at 9:00 am. The September meeting will be changed to September 20th due to the absence of Kate Hines and Tina Reeves. They will both be attending a CAI sponsored workshop.

We are finally caught up with processing owners' decal requests. If we received your decals update request via web/mail/ or fax by Thursday, June 12th, you should receive your decals by June 17th. Security won't start scraping decals until July 1st, so there is plenty of time to get your new ones ahead of time. Please comply!! Link is <http://www.fipoa.org/decal3.html>.

Each Director who will be chairing this year's committees was given a list of people who have expressed an interest in serving on those committees. They were asked to choose their new committee members by July 1st. The committees will be on the August agenda for formal approval.

The FIPOA takes part in Keep America Beautiful's Adopt-A-Highway program. Deanna Deaner has been in charge of the program, but her schedule mandates that she relinquish the reigns. We now need a willing volunteer to take over for her. PLEASE contact Kate Hines if you have any interest. We don't want to be shown up by Dataw and it does require a hands-on team leader for the quarterly pickup.

Our Phillips & Jordan representative was here last week and we reviewed our disaster/hurricane plan. We are in good shape and almost fully prepared. Tina Reeves will be contacting Board members for their evacuation information. There is better news this year about possible FEMA reimbursement behind private gates, but we hope we don't need it.

We have received some new Beware of Alligator signs from SCDNR and they will be placed around the POA lagoons.

Financial:

- 97.8% of 2008 assessments have been received. 50 certified late notices were mailed June 14th. Liens will be filed on July 1 for all unpaid assessments and late fees.

- General Fund: \$1,152,000; Cash reserves of \$2,461,000; Deposits for Right of Entry \$164,000; Accounts receivable including assessment collections \$40,498. We are at 86% of budget for revenue and 36% of expense.
- There were nine property transfers in the month of May.

Lakes & Lagoons: We are in dire need of rain! At the PSD meeting on Tuesday, it was noted that we have received 32% less than the normal amount of rainfall this year. As a result, our lagoons are too low to treat for weeds because the chemical reaction that happens when the treatment is added will suck up too much oxygen and might cause a fish kill.

In the Blue Heron Lake, we have cleared the debris of reeds on the backside of the inlet pipe and erected a silt fence to try to keep the reeds from blocking the pipe, but there hasn't been a high enough tide to make any difference yet.

Grounds: Earthworx will use lantana & dusty miller to replace deer-eaten vinca at the front entry sign and they are now spraying everything with deer fence.

Crossovers: Everything is in order.

Security: Everyone knows about the alligator in the tidal pool. During the event, we had signs posted at every access. We sent a push email at the beginning of the event and another when it was apparent that the alligator moved back off the beach. The committee met on May 21. Topics of discussion included how the Fire Department can access the beach when the tidal pool is creating a shelf. The shelf is gone for now, but Chief Horton has looked into alternate beach access for future use and Crossover #2 is a possibility with a few adjustments to posts.

A question was raised about using the golf cart to conserve fuel. The problem is that the cart is not equipped to transport individuals nor can it be used to apprehend a vehicle in violation. It is used as a back up vehicle when we have additional staff and it is used on the beach.

Roads & Drainage: The work at Crooked Creek is complete. The palm trees have been planted in the circle.

The Tarpon project is at 95% completion. The drought is not helping the newly applied sod, but we are trying our best. Hydro seed will be reapplied as well. The bike path area should be finished next week.

PSD:

- The FY 2009 budget was approved, as were water & sewer rates with no increases in either.
- The Hussey Gay Bell report on the Inlet Bridge was reviewed. HGB made 7 recommendations, two of which could be very costly; these are cleaning and coating all bearing plates, and reinforcing bents 36 thru 46. No costs estimates have yet been reported. We will have them before POA starts the budget process for 2009.
- Penalty for excessive water usage was discussed
- Push mail was sent June 13th to all owners regarding voluntary water conservation. *Customers with addresses ending in even numbers should irrigate only when necessary on Wednesdays, Fridays and Sundays. Customers with addresses ending in odd numbers should irrigate only when necessary on Tuesdays, Thursdays and Saturdays.*

Club Advisory Board:

- No progress on moving the Fitness Center
- Seasonal office hours are Monday thru Thursday 9 to 5; Friday 9 to 7; Saturday & Sunday 10 to 7.
- Social members were reminded of the 13-day annual limit for amenity cards.
- Membership category changes are limited to one change per 12-month period.
- The Boathouse is open 5pm to 10PM.

Discussion: It was noted that the General Manager's reports contain much information and a Board member requested copies be distributed in advance of the meeting. It was decided that reports will be distributed to the Board at the beginning of each meeting.

4) Committee/Other Reports

Long Range Planning Committee: Buck Mathews noted that the committee has met and looked at the data from the survey. A final report will be presented at the August meeting.

5) Discussion of Matters Deferred to this Meeting: None

6) Comments and Questions from Members:

(Q) When will South Tarpon be repaved due to the PSD's sewer line installation? Also, there is a large hole in the middle of the road, which is dangerous.

(A) Repaving is on schedule to be done the year after next. It also depends on budget approval. Time is needed to make sure the trenches settle. The hole will be marked around its circumference and possibly cold patched.

(C) A proposal from Highbridge Holdings LLC dba Harry's Harbor Shop (Harry Merrill Jr.) to provide soft drinks and ice cream from a three-wheel bicycle on the Fripp beach was heard. All necessary licenses and certifications have been received. This will necessitate using a POA beach access, which the FIPOA attorney says we control and must approve its use for this purpose. At present, the POA has no policy addressing this situation. It was noted that Roger Wilson and David Godley access the beach to repair and restore revetments, as needed by property owners. Concerns expressed were that other vendors would want to obtain beach access and whether this would negate the pristine beach that most owners want to preserve (as referenced in the recent owner survey), and that long-range effects need to be considered. Mr. Merrill noted that he was a huge advocate of the beach but there is a need which he would like to meet. It was noted that Mr. Merrill had wanted to present this matter at last month's meeting but the agenda was already set and was too full. As there is no meeting scheduled for July, he has concerns that the matter won't be heard again until the August meeting.

ACTION: Deferred to next meeting. David Case, Joe Gannon and Kate Hines will further discuss this matter with Jack Qualey, as well as talk to other communities. There is a Bylaws provision that states the Board can take action without a meeting and confirm at the next Board meeting.

7) Statement of Matters Deferred to Next Meeting: Proposal from Highbridge Holding LLC dba Harry's Harbor Shop.

8) Next Meeting: There will be no meeting in July. The next meeting is scheduled for Saturday, August 9th at 9:00 am in the FIPOA Boardroom.

9) Adjourn: The meeting was adjourned at 10:15 am.

Respectfully submitted,

Joe Gannon, 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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