

**FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING
MINUTES**

January 10, 2009

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

ABSENT: None.

1) Call to Order and Determine Presence of a Quorum of Directors: President Mathews called the meeting to order at 9:04 am. There was a quorum present

2) Approval of December 13, 2008 Meeting Minutes: The minutes were approved as presented.

3) Matters Deferred to this Meeting: Parking Committee Report: Mrs. Micki McCormick presented the following in-depth report and recommendations to the Board from the Parking Committee:

- i. Beach Access Parking: Recommended to remove all current signage on beach access roads from Whiting to Seahorse, change all signage to achieve equitable parking; put up signage that reads "Golf cart parking only along roadway beyond this point between dawn and dusk;" and turn two reserved areas into golf cart parking (Swordfish and Pompano and Sea Dragon and Seahorse) at a cost not to exceed \$4500.
- ii. Golf Cart Identification: All golf carts will now be required to have identification; ID policy and registration forms have been implemented since January 1.
- iii. Beach Access Information: Information sheet is currently being handed out to all guests with the Rules/Regulations pamphlet; all rental companies will receive the information sheet and will be encouraged to give to all renters and prominently display in rental unit; an e-blast has been sent regarding the information sheet and will be sent again; copies for distribution are at the Corporate and Club offices; and recommended that this information be put on Channel 7.
- iv. Car Limitation: Uphold the current policy of four passes being issued on a rental PIN (additional passes will be at the Chief of Security's discretion); and continued observation and survey of illegally parked cars at peak times of the year.
- v. Parking Enforcement: Stronger enforcement of parking violations; enforcement policy to be designed by Chief of Security and Security Committee.
- vi. Designated Handicap Access: No recommendation.
- vii. Widening Beach Access Roads: No recommendation.
- viii. Shuttle Service to Beach: No recommendation.
- ix. Creating Drop-off Area: No recommendation.
- x. Boat Parking: Noted that the proposed Amended Covenants. Art. VII, Sec. 4(b) will cover enforcement if the Board creates a rule. If the covenants are not approved, the committee suggests addressing the issue with Fripp Island Resort.

In summary, the Committee feels that the recommendations are a temporary fix to the parking issues on Fripp. A more aggressive posture may have to be implemented in the future regarding recouping FIPOA right of way on beach access roads and further car limitation. Parking issues are certain to increase; one, because FIPOA does not own property to dedicate to parking; and two, forthcoming multi-family development may not provide adequate parking space.

Mrs. McCormick requested that all Board members review the committee's recommendations and call her if they have any questions or comments. Resolutions will be presented at the February meeting.

4) GENERAL MANAGER'S REPORT:

In accordance with the provisions of Article VII, Sec. 1(b) of the Association's Bylaws, the Nominating Committee has submitted its recommendations on the Nominees to the Board of Directors. Nominees for Non-Resident Directors for the Class of 2012, are in alphabetical order: John Crouse, Bob Davidson, Rick DiSerafino, Wayne Kemmerer and Kim Rash.

1827 covenants ballots have been mailed to owners of single-family properties. If you are an owner of a single-family property and have received your ballot, PLEASE make sure to return it in the stamped return POA envelope provided. These envelopes have special identifying labels (Subdivision, Block, Lot) in the upper left corner so that POA staff can be certain that the envelope contains a ballot and which property the ballot is for. DO NOT use it for your assessment (the envelope is identical). 435 (23%) of ballots received to date – (49% of residents and 19% of non-residents).

Financial:

- 2009 Assessments: To date we have received 80% or \$1,300,000 and \$173,000 in Road and Bridge Funds.
- General Fund: \$1,202,000; Cash reserves of \$2,008,000 including investments adjusted for market value; two Deposits for Right of Entry refunded to leave a balance of \$177,000.
- We have finally received the tax refund for 2006. If you recall, Cherry Bekaert revised the initial allocations. \$10,000 was applied to 2007 and the refund check is for \$20,000.
- Accounts receivable for 2008 \$1,250. Accounts receivable for 2009 including unpaid assessments \$726,400. At the close of 2008 we were at 75% of budget for revenue and 97% of expense.
- There were two property transfers in November and seven in December.

Crossovers: There have been some issues with sandspurs on crossover #8. The contractor is trying to remedy the situation.

Grounds: The Grounds Committee met January 8. They reviewed what plants should be cut back for the winter, where we are on daffodils (should be arriving soon), and ideas of where to invest the 2009 beautification budget. Priorities will be (1) further improvement at the River Club wall [the first focus people see coming onto the Island]; (2) large planters with colorful flowers at the guard house; and (3) further improvements at the Tower Garden, which was deeded over to FIPOA from FIR a week ago.

Lakes & Lagoons: The new motor has been installed for one of the aerators in Fiddler's. It has a 5-year warranty. There is one other aerator down in Fiddler's, but the problem is electrical and may be caused by a broken ground wire. We are awaiting permission from the owner before checking further.

Roads & Drainage: We have solicited new bids for 2009 work since the oil costs have gone down. The ditch on Remora was re-worked for better drainage last week. The committee is planning to meet January 20.

Security: December was quiet with the exception of two bouts of mailbox vandalism and one burglary. The next Security Committee meeting will be January 21.

Topics of discussion for the Board:

Dog Park:

A suggestion has been made to create a dog park on POA property. The only land remotely large enough is the Picnic Area at the end of Blue Gill Road. It is labeled Reserve Area on the plat, so it is neither "open space" nor commercial. The available area is 150' by 45' before the property dips.

Discussion: It was felt that the area was not large enough for a viable dog park, and that this did not merit funding during these difficult economic times.

Soliciting Votes for ARD by phone:

We have six Board members who can be here at various evenings between January 19 and 22 to make calls to those owners who have not returned their ballots. The non-resident Board members have also agreed to call on those nights. All residents who would also like to help make calls, please call the POA office. We have a total of nine telephone lines between Security and Admin that can be used. Please let us know if you can help the POA by making the calls on 1/19-1/22; the times are yet to be determined.

Discussion: It was felt that phone bank calls should be made more than once.

Resolution 495: Cut Tree on Fiddlers Trace Lake Island

Proposed Resolution: That the Board of Directors approves granting permission to trim one palm tree on the island in Fiddler's Trace Lake.

Discussion: Nancy & Charlie Richman are asking that one palmetto tree on the Island be trimmed; they have provided pictures of the tree in question. It was noted that this issue was discussed at length in May 2008, and a motion was approved that the Board adopt a default setting policy of no cutting on any island the POA owns; any requests could be discussed on a case-by-case basis and if approved by the Board, POA would then ask Beaufort County for permission. Mrs. Richman noted that aesthetically speaking, she would have a better view of the lagoon if the tree were trimmed. Tom & Randall Ward, also living on the lake, expressed appreciation to the Board for its earlier decision and felt that trimming of dead branches was environmentally appropriate but they had concerns about trimming for the view. Mrs. Richman then read a letter to the Board. It was noted that the Island property belongs to the POA and it would be our responsibility to take this matter to Beaufort County.

Last year letters were sent to residents in the Fiddler neighborhoods regarding the trimming of the Island in the lagoon. The trimming of the undergrowth was done only by a POA contractor and only at the request of the POA. The Richmans requested a trim that would maintain their partial view of the lagoon without making Island unsightly. The Richmans made their request based on a written agreement with the POA dating to the time they bought their home. This agreement was not mentioned in the letter to Fiddler residents or in the Board's minutes because the Board's attorney advised that the agreement was not legally binding. We would like to clarify the history of the agreement as well as the Richmans' desire for an acceptable compromise.

Motion: Motion made to approve the proposed resolution with the addition of "if Beaufort County grants permission to do so". **Motion approved; 8 ayes, 2 nays.**

5) COMMITTEE/OTHER REPORTS: PSD: Pat Reilly noted they have had extra time to make decisions regarding alternatives to suggested bridge repairs.

6) COMMENTS AND QUESTIONS FROM MEMBERS:

(Q) The Beautification Committee would like to know if the PSD has any plans to add extra fencing in the area behind the tower.

(A) Yes, the fence might be enlarged.

7) Statement of Matters Deferred to Next Meeting:

- Trawler mission statement
- Parking Committee Resolutions

Next Meeting: The next meeting is scheduled for Saturday, February 14, 2009 at 9:00am in the FIPOA Boardroom.

9) Adjourn: The meeting was adjourned at 10:20am.

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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