

**FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING  
MINUTES  
February 14, 2009**

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

**ABSENT:** Mrs. McCormick

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

**2) Approval of January 10, 2009 Meeting Minutes:** The minutes were approved as presented.

**3) Matters Deferred to this Meeting:**

- i. Trawler Mission Statement: Now deferred until March meeting.
- ii. Parking Committee Report/Resolution: Due to several concerns received regarding the Parking Report, the committee will meet again on February 25. Board members were encouraged to provide their input before this meeting. Deferred until March meeting.

**4) GENERAL MANAGERS REPORT:**

Ballots for Director for the Class of 2012 will be mailed February 27. As opposed to the Covenants ARD vote, the voting procedure will follow the current FIPOA Bylaws; if you own multiple properties you will only receive one ballot.

**Covenants ARD Voting:** 1827 ballots have been mailed to owners of single-family properties. 1388 (76%) of ballots received to date – (85% of residents and 74% of non-residents).

**Trimming the Palm Tree in Fiddler's:** OCRM explained that the lagoon is in the Critical area, but the island is on uplands and therefore out of their jurisdiction. We did receive permission from Beaufort County to trim the one palm tree, but because it was just one, a permit was not required.

**Sawgrass Bulkhead:** Permit process is almost complete; after the drawings and survey were submitted to OCRM, the neighboring owners were notified. The time frame for comments ended February 7, and the permit should be issued soon. Work should start by early March. The contractor, Atlantic Marine, is monitoring the area to make sure the erosion isn't getting any worse.

**Appeals:** There were four appeals heard and all four tickets stood as issued.

**Beach:** The committee held its first meeting on January 29. There was discussion of the history of the beach, erosion, and the Long Range Planning survey comments. Initial ideas discussed are to pursue co-sponsoring with FIR to do a monthly beach sweep from May thru September; creating information for beachfront owners regarding the Beachfront Management Act and what they can do to keep their revetments; and finding language thru OCRM to explain that the spartina grasses and the beach rack should not be removed. Rich Combes also provided a state study that showed Fripp's beach is accreting, not eroding. The next meeting is scheduled for March 23.

**Crossovers:** Atlantic Marine made repairs to steps, platforms and cap rails at various crossovers in late January.

**Deer:** The density monitoring team is on island now and the HSUS team will arrive next week. Their work will take the balance of February and all of March to recapture up to 70 ear-tagged females and check for pregnancies. They will also capture 30 untagged females and treat with PZP. We thank those property owners who have donated housing and the Resort for donating golf carts and amenity cards so that the teams can purchase food.

## **Financial:**

- 2009 Assessments: to date we have received 89% or \$1,435,000 and \$191,600 in Road and Bridge Funds.
- General Fund: \$1,400,000; Cash reserves as of February 6 \$1,918,700 including investments adjusted for market value; Deposits for Right of Entry \$177,000.
- On February 5 we transferred \$213,300 to the PSD for advance payment toward the Inlet Bridge bearing work, as approved in the budget process.
- Accounts receivable for 2009 including unpaid assessments are \$225,600. We are at 85% of budget for revenue and 10% of expense.
- There was one property transfer in January.
- The Finance Committee met January 10 with Bruce Jentner to review the portfolio, which is currently balanced at 53% equity, and 47% fixed income. The committee is meeting again after today's Board meeting and Mr. Davidson invited Board members to attend.

**Grounds:** The plantings in the front of the island were all trimmed back for winter weather. The daffodils we planted last year are just beginning to show growth and the new ones will also start popping up soon – these are all of the late blooming variety. The committee is planning an outing for the next meeting to find large planters, which they will fill with colorful flowers and place at the guardhouse. Palmetto trees in POA rights of way will be trimmed starting Tuesday. Per the contract, this takes place every two years. It will take about a week and there will be debris as the project moves along.

**Lakes & Lagoons:** We are still waiting to find out about the electrical issue on the aerator in Fiddler's. It has been too cold for the electrician to check the ground wires, but it's on his schedule to do soon.

**Roads & Drainage:** The bid for asphalt work on Tarpon from Rock Beauty to Bonito, and for Porpoise Drive from Porpoise Circle to the end of the asphalt area at Abell's house was awarded to REA Contracting. We are waiting to be fit into their schedule. The drainage at Skimmer Cove will be completely redesigned for better flow from Porpoise. Work on it should start in early March. The very last step in the Tarpon widening project is to receive the as-built drawings. Wilbur Smith Associates (WSA) is working on them now.

**Security:** The Security Committee met January 21. In early December there was one burglary at a residence, and in late December there was a rash of burglaries at some Resort properties. The 2009 budget allowed for the purchase of a new truck. The committee looked at a Ford Ranger and a Toyota Tacoma and decided on the Tacoma – it got better reviews and better gas mileage. It's now been outfitted and is on the road. The budgeted amount was \$25,000, and the Chief got everything for \$22,000. The next meeting is scheduled for March 18.

**Club Advisory Board:** The CAB met January 19. They discussed the survey results – there was very low participation. The Fitness Center cannot be relocated but it will receive minor renovations and some new equipment. Many repairs have been made to the tennis courts. The theme for the 4<sup>th</sup> of July parade is "Music Through the Ages."

**PSD:** Had two meetings since the last POA meeting. In January, the commissioners met with a French company regarding the bearing replacement project and are now awaiting a quote. Commissioner Pat Reilly met with the ARB to explain water usage and irrigation options. Future irrigation restrictions may be in the works. A Hussey Gay Bell (HGB) proposal for the hydrographic and topographic survey for the Inlet Bridge was approved, as was a proposal for engineering services for the Wastewater Treatment Plant.

At the February meeting, the commission reviewed information from the POA regarding erosion and the South Carolina Shoreline Initiative Advisory Committee. (We need to be aware of changes at the Inlet). Commissioner Santoni proposed a motion to resurface all roads cut during the sewer project, but it died for lack of a second. There was discussion of Mr. Santoni's PSD motion to resurface all roads cut during the sewer project, the schedule of resurfacing, terms of the contract, and who is responsible for the funding. Marlin and Dolphin have been resurfaced, but the POA's budget cannot handle any more than that at this time.

Mr. Reilly noted that an engineering firm would be here in the next couple of weeks so they can look at some alternatives to the Inlet Bridge repairs. Board members were invited to attend and Mr. Gioiosa will be informed. In addition, there may be some money available in 2010 due to the economic stimulus plan.

Also discussed was the issue of owners not watering lawns during the dormant period and whether this should be monitored. Mr. Reilly noted we are in a "moderate" drought status and no change is required to present restrictions (water lawns three times a week). Monitoring may be considered if that status changes to "dire need."

**5) COMMITTEE/OTHER REPORTS:** None.

**6) COMMENTS AND QUESTIONS FROM MEMBERS**

(Q) When will the covenants ballots be counted?

(A) Currently the drop dead date is April. Once determined, it will be announced on the website. If the vote is positive, it has to be recorded at the County by April 29.

**7) Statement of Matters Deferred to Next Meeting:**

- i. Trawler Mission Statement
- ii. Parking Committee Report/Resolution

**8) Next Meeting:** The next meeting is scheduled for Saturday, March 14, 2009 at **8:00am** in the FIPOA Boardroom.

**9) Vote to go into Executive Session to Discuss Legal Matters**

**10) Recess**

**11) Reconvene in Executive Session**

**12) Reconvene Regular Meeting; Announce Action Taken in Executive Session**

The Board directed the General Manager to develop a plan for counting votes.

**13) Adjourn:** The meeting was adjourned 11:30AM.

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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