

**FRIPP ISLAND PROPERTY OWNERS ASSOCIATION BOARD MEETING  
MINUTES  
May 9, 2009**

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

**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 March 14, 2009 Meeting Minutes and April 11, 2009 Annual Meeting Minutes:** Both sets of minutes were approved as presented.

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

**i) Resolution 496: Accept the Parking Committee's Report and Implement the Recommendations**

**Proposed Resolution:** That the Board of Directors accepts the Parking Committee's Report and Implements the Recommendations.

**Discussion:** Mrs. McCormick noted that the original report allowed for golf cart parking only at beach accesses; however, that was revisited and additional vehicle parking will be allowed at Winter Trout and Rock Beauty, as well as two additional handicap vehicle parking spots at Winter Trout. State approved handicap-parking signs will be posted, along with a sign indicating state violation and fine amount. Beachfront street owners will be given 30 days notice before sign changes are implemented.

There was extended discussion regarding the parking enforcement recommendations and the sentence in the resolution stating, "The Security Committee will take the issue of enforcement under advisement." There was concern that if changes are being made, they must be enforced. It was also noted that when a committee has given input to a resolution, that input must be forwarded to the Board.

**Motion:** Motion made to amend the motion on the floor to strike the sentence in question. Motion approved with one opposed.

There was additional discussion as members expressed their appreciation to Mrs. McCormick for the work of her committee. Concerns were also expressed with the high number of cars staying overnight at residences without the appropriate number of parking spots. The Security Department has been making progress in resolving these issues but the PIN system has been hard to enforce. It was suggested that the car limitation policy be reconsidered for purposes of clarity, administrative ability, and enforcement.

**Action:** Refer car limitation policy to Parking Committee.

**Motion:** That the Board of Directors accepts the amended Parking Committee's Report and Implements the Recommendations.

**4) General Manager's Report:** **Kate Hines** noted that according to State Senator Davis, SB 30 is all but dead. It will be reviewed for some summer study, but will not go forward in anything resembling the form last presented.

We mailed letters to 360 owners whose email addresses we did not have. We have heard back from more than 50 so far.

The Women's Club would like to place a picnic table in the Audubon Park. Board members indicated approval.

The Beach Sweep in conjunction with the FI Resort will be held Monday, May 11 at 9am. Coffee and donuts will be provided.

**ARB:** The FIPOA assumed control of the ARB on April 29<sup>th</sup>. Tina Reeves is the ARB Administrator. We have much more foot traffic of owners/contractors than we had expected. The ARB Board had its first meeting at the POA office on Wednesday, May 6<sup>th</sup>. The FIR transferred all bond funds, but not any permit funds for projects that had been approved prior to the 29<sup>th</sup>.

**Crossovers:** At last review, all were in good shape. We installed the second posts further out on the beach so that beach walkers can find their way to the crossover. There were some complaints that the posts were too tall, so they have been cut back down to 6.5 feet.

**Deer/Environment:** There have been eight dead deer and one dead alligator since the last POA meeting. Security had to move one baby alligator off the beach and one from under a car.

**Financial:**

- 2009 Assessments: to date we have received 96% or \$1,610,000 and \$213,500 in Road and Bridge Funds. We mailed 87 late notices on May 1st.
- General Fund: \$1,442,000; Cash reserves of \$1,821,000 including investments adjusted for market value; Deposits for Right of Entry \$178,000.
- Accounts receivable for 2009 including unpaid assessments are \$82,000. We are at 85% of budget for revenue and 41% of expense.
- There were three property transfers in March and two in April.
- Our general liability agent “shopped” around for the 2009 insurance package. She found one for a \$2,000 savings over last year and a \$7,000 savings over 2007-08.
- Our new auditor has begun the 2008 audit.
- Treasurer Bob Davidson noted that since the end of March '09, our investment portfolio has recouped \$113,000. The investments are down just 25% from October '07. For 2009, we are up a positive 3% YTD, thanks to good returns in April and May. We still need to be patient.

**Grounds:** Vinca and new grasses have been planted at the front of the island and in the teardrops. We mailed bid packets to 27 contractors for the Common Area contract. Tours have been given to four prospective bidders and another will be given on May 11. Bids are due on May 20<sup>th</sup> and the top three will be given to the Board for a decision in June.

The Tower Garden is complete. Mrs. McCormick noted this was a truly community-wide project involving the Resort, POA, PSD, Garden Club, Women’s Club, and Jim Yeager of Earthworx who donated his labor. A letter of appreciation to all involved will be placed in *The Trawler*. The planted blue pots at the front gate are also complete and were purchased and filled by the members of the Grounds Committee.

**Lakes & Lagoons:** All have been treated for algae bloom. The non-resident owner at the Blue Heron aerator was contacted for an electrical issue and the home was found to be without power.

**Roads & Drainage:** REA contracting has completed all of the asphalt work and Russ Bishop is finishing the line painting and reflective pavement marker placement. Skimmer Cove work has been delayed again, due to single walled couplers being delivered instead of double walled. The regular spring gravel grading was not done because the roads were in pretty good shape. As it was, the heaviest rains came about two weeks after we would have normally done the work. If we do hear complaints, we can get a crew here even in the summer season.

**Security:** Chief Binkowski is back at work. The Chief updated the Board on the results of the May 8 meeting addressing golf cart vandalism on the weekend of the Beaufort High prom. The staff had been notified of a house that had been rented for a week and made frequent drivebys and stops. Although a number of vehicles and golf carts were seen, there were no violations observed. It was noted this house may have sustained \$300 in damages. The owner whose cart sustained major damage was present at both meetings and has volunteered to write an article for *The Trawler*. The Chief noted he had zero tolerance for underage drinking or criminal activity and would pursue charges if the vandal(s) could be caught. Several solutions were offered, including community assistance and a possible neighborhood watch program. It was decided to create a subcommittee of the Security Committee to address this issue. Volunteers include John Crouse, Chuck Tarcynski, Katherine Symington and Buck Mathews.

**Action:** Subcommittee formed. The Board also recommended the owner whose home was used as the party site pursue this as a civil matter.

**Trawler:** The printer is behind schedule. Do not expect to see The Trawler until May 22<sup>nd</sup>. Once *The Trawler* goes online only, black and white copies will be mailed to those without email.

**Club Advisory Board:** The CAB met 3/16 and 4/20. Lighting at Savannah's was installed. Gloria Snead resigned in March; Kristi Suddeth has replaced her. The fitness center has the new equipment. It was suggested that the members be sent information on what amenities are offered by the Resort, as there are many that members aren't aware of. Jason Kerton is the new Director of Food & Beverage. The bocce court will be installed where the Fripp Ship used to be at the Beach Club. New covers have been ordered for the pool furniture.

**PSD:** The last PSD meeting was April 14. A proposal was accepted to repair 14 manholes for a \$50,00 savings. Hussey Gay Bell & deYoung completed the hydro and topo survey. There are no significant changes to the channel profile. The sandbagging work was completed without incident, as was the installation of expansion joints on the Harbor River Bridge. There was an executive session to discuss a proposed agreement for fire equipment contribution. A subcontractor was doing a directional bore at the Harbor River Bridge for Embarq and hit the PSD line on May 6.

Commissioner Santoni commented on the following:

- BJSa and duPriest have fitted a 6" temporary pipe so that water flows to the island; the boiling water restriction has been lifted.
- Mandatory irrigation conservation is still in effect, but residents may hand-water.
- Emergency Management Director William Winn made sure water would be available during this time if necessary, and initiated a reverse 911 bridge/water notification system to residents. The Coast Guard has announced no opening of the Harbor Bridge to boats until further notice.
- Also noted the bridge is almost 30 years old and in need of updated technology.
- DHEC has issued a permit for Hunting Island scraping and this is being monitoring.
- The PSD refused to consider a request from Bill Wardle regarding the Seagrass condominiums. Without a ladder truck, fire safety would be compromised.
- The PSD will be meeting May 12 to discuss and approve their budget. A resident-owned home will see a \$22 decrease on their tax bill; a non-resident owned home will see a \$33 decrease.

**ii) Resolution 502: Approve Funds for Removal of Mold and Treatment to Prevent Regrowth at 225 Tarpon Boulevard**

**Proposed Resolution:** That the Board of Directors approves funds not to exceed \$975 for removal of mold and treatment to prevent regrowth at 225 Tarpon Boulevard.

**Discussion:** It was noted that mold was discovered in two of the three air handlers during regular semi annual inspection of the HVAC units. Three quotes were received to clean the ducts and remove the "biofilm" on which the mold grows, and to treat the areas to prevent regrowth. The low quote was \$975 from Advanced Mold Technologies. It was noted that it is very common in South Carolina to have mold in HVAC units.

**Motion:** Motion made to approve the proposed resolution. Motion approved.

**iii) Resolution 503: Honor PSD Request for Increased Funds Beyond Initial 2009 Budget Request**

**Proposed Resolution:** That the Board of Directors approves additional funds not to exceed \$7,965 for soundings inspection of the Inlet Bridge.

**Discussion:** It was noted that the 2009 budget figure given to the POA was short which accounts for this new request. It was also suggested that competitive bids be let at least every other year.

**Motion:** Motion made to approve the proposed resolution. Motion approved.

**iv) Resolution 504: Revise Fripp Inlet Bridge Agreement**

**Proposed Resolution:** That the Board of Directors approves revising the 2003 Inlet Bridge Agreement to include paying for insurance of the Inlet Bridge.

**Discussion:** It was noted that insurance costs for the Bridge have increased dramatically .

**Motion:** Motion made to approve the proposed resolution. Motion approved.

**v) Resolution 505: Adopt a Policy to Have Two Readings of Resolutions Before Voting on Them**

**Proposed Resolution:** That the Board of Directors adopts a policy to have two readings of resolutions before voting on them.

**Discussion:** Some felt that a mechanism was already in place (tabling a motion) if more time were needed prior to voting, that having two readings would make the job more difficult, and that there have been times when additional time would have been helpful. It was noted this resolution was not presented to impede progress, rather to ensure the Board has time to become fully informed on major decisions. Of 15 homeowner communities responding to a survey, two have first reading at one meeting and vote at the next meeting (both meet twice a month). The others operate as the POA Board currently operates. Previous resolutions made and approved at the same meeting were discussed. Some directors felt that the “two reading” rule would allow more transparency of Board actions to the Community; i.e., Board proposals would be reviewable for up to four weeks between Board meetings rather than for less than one week under current practice. Proper adherence to Roberts Rules of Order was briefly addressed.

**Motion:** Motion made to table the motion until the June meeting. No further action necessary.

**vi) Resolution 507: Resolution of Appreciation: Bob Newby**

**Proposed Resolution:** That the Board of Directors adopts this Resolution of Appreciation, the ninth day of May 2009, as a token of its esteem for Bob Newby and directs that a copy of this Resolutiion be made a part of the minutes of such meeting.

**Discussion:** Mr. Newby was presented with a plaque to be installed on a gift of a framed print by Ellen Long. In turn, he thanked all Board and the Roads Committee members for their hard work.

**Motion:** Motion made to approve the proposed resolution. Motion approved.

**vii) Resolution 508: Resolution of Appreciation: Joe Gannon**

**Proposed Resolution:** That the Board of Directors adopts this Resolution of Appreciation, the ninth day of May 2009, as a token of its esteem for Joe Gannon and directs that a copy of this Resolutiion be made a part of the minutes of such meeting.

**Discussion:** Mr. Gannon was presented with a plaque to be installed on a gift of a framed print by Ellen Long. In turn, he thanked all Board and staff members for their hard work.

**Motion:** Motion made to approve the proposed resolution. Motion approved.

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

**6) COMMENTS AND QUESTIONS FROM MEMBERS**

**(Q)** Concern expressed with the unkempt property at 504 Tarpon.

**(A)** Referred to the new ARB Administrator.

**(Q)** Why is there nothing shown in the crime report about the stolen golf carts?

**(A)** Chief Binkowski responded that they are not listed under larceny or grand larceny, but under assisting other agencies. This will be corrected.

**(C)** Two suggestions were made: 1) to consider adding another number to the renters PIN to indicate how many parking spaces were available for the property [i.e., 10001-4 or -8], and 2) limit the ways owners call in for passes.

**(A)** Both referred to Chief Binkowski, however, we do not want to limit homeowners access to the Island.

**7) Statement of Matters Deferred to June Meeting:** R505, Policy of having two readings of resolutions before voting on them

**8) Vote to go into Executive Session to Hold an Organizational Meeting**

**9) Recess**

**10) Reconvene in Executive Session**

**11) Reconvene Regular Meeting: Announce Action Taken in Executive Session**

- The following FIPOA officers for 2009-2010 were announced:  
President: Buck Mathews  
Vice-President: Micki McCormick  
Secretary: David Case  
Treasurer: Bob Davidson  
Asst. Treasurer: Rita Merrill
- Resolution #506: Ralph Burchfield was appointed as the sixth member of the Architectural Review Board.

**12) Next Meeting:** The next meeting will be held Saturday, June 13, at 9:00 am in the POA Boardroom.

**13) Adjourn:** The general meeting was adjourned at 11:00 am; Executive Session was adjourned at 11:45 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.

\*\* To participate in Board meetings by teleconference, owners may call 1-800-444-2801; then 5763474