

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

PRESENT: Messrs. Davidson & Morrison; Mrs. McCormick. Messrs. Mathews, Case, DiSerafino & Hess by phone

ABSENT: Messrs. Crouse, Duncan and Mrs. Merrill

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

2) Approval of October 10, 2009 Meeting Minutes: The minutes were approved with the following change in the Manager's Report under Miscellaneous: "The Beaufort County Development Review Team unanimously denied approval...based on (1) the existing pond having to be reconfigured in order to accommodate the proposed lots and (2) per Section 106-7(2) (c), the proposed lots were not compatible with the lots in the immediate vicinity."

3) Discussion of Matters Deferred to this Meeting:

Resolution 527 – To Adopt a Confidentiality Clause for the Board of Directors (defer to January)

Resolution 529 – To Adopt a Policy for Capitalization

Discussion: Following the first reading on October 10, 2009, the agenda item is presented today for second reading. After consultation with our auditors, the resolution was changed to read that the Board approves a policy to capitalize any purchases **of a single item** over \$1,000. There was discussion about single item vs. asset and the resolution was amended to capitalize any **asset purchase** over \$1,000.

Motion: Motion made and seconded to approve as amended. Motion approved.

Resolution 531 – To Adopt the 2010 Calendar Year Budget; with No Changes to the Annual Assessment and to Continue the Special Road & Bridge Fund Assessment

Discussion: Following the first reading on October 10, 2009, the agenda item is presented today for second reading. There have been no changes.

Motion: Motion made and seconded to approve as presented. Motion approved.

4) General Manager's Report

Tarpon Boulevard Bridge accident update: The work is complete. It took three days instead of five. The insured's carrier has said they will cover all costs with the exception of our consult with our attorney and our FedEx fees. We have received one payment so far.

2010 Assessment Notices were mailed by South Data on November 13th. Assessments are due January 1st and they are the same as last year - basic assessment is \$740 and Special Road & Bridge assessment is \$100. Payment may be made by check, on line, by e-check or credit card.

ARB: The ARB did not have time at its November meeting to propose the rule regarding boats & RV's in yards; they will do that at the December meeting. Tina is still gathering names of interested parties for the subcommittee to address property standards.

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| ARB permits issued in October: | Seawall - 4 |
| Paint - 12 | New Home - 1 |
| Repair and Maintenance - 11 | Addition - 2 |
| Dock - 1 | Roof - 2 |
| Boatlift - 1 | Tree Removal - 1 |

Crossovers: The marine specialist is performing the annual inspections this week.

Financial:

- 2009 Assessments: We received over 99% in Road and Bridge Funds.
- We mailed 18 late notices on November 1st. 14 accounts have been turned over to the attorney for further help with collection. They all have had liens filed against them, but we hope to see better results from this action.
- General Fund: \$775,300; Cash reserves of \$1,861,600 including investments adjusted for market value; Deposits for Right of Entry \$181,000, ARB Bond Deposits - \$83,000.
- Accounts receivable for 2009 including unpaid assessments are \$21,800. We are at 103% of budget for revenue and 85% of expense.
- There were three property transfers in October.

Grounds: Work on the fall beautification plan has been completed with the exception of switching out plants in the pots at the gate.

Lakes: It has been determined that the aerator behind the POA office has to be replaced. The new one will have a 3-year warranty. We had free use of Estate Management's 3 hp aerator for two months in the interim. The cost is included in the 2009 budget.

Parking: The committee will meet November 18th to discuss parking near crossover 21.

Roads & Drainage: No report.

Security: The committee met October 21st and discussed the alligator incident of October 8th. Reaction time by all emergency parties was very good; what is needed is better education for all who come to Fripp using signage, the web, passes given out at the gate, possibly magnets, Fripp TV and increasing fines. The Committee also reviewed positive feedback regarding the Afterglow event and Security's involvement when the inclement weather required the officers to help get people to and from the Ocean Point parking area. --Lt. Senecal has completed the SLED certification and firearms instructor courses.

Trawler: The Trawler will be online November 16th. The next deadline for articles is December 21st.

PSD: There was a pre-construction meeting with all involved regarding the Inlet Bridge. Work should start the beginning of December and be complete by the end of March. There will be lane closures. Commissioner Pepin noted the project is on schedule and they are waiting for the bearing plates to arrive.

Club Advisory Board: No report.

Adoption of New Beachfront Jurisdictional Lines: OCRM adjusted the setback lines along Fripp Island (and the SC coast) based on higher proposed erosion rates that are contrary to what is actually happening on Fripp. These rates were based on an 1856 survey of Fripp's beachfront but were not used in previous surveys in 1990 and 1999. The POA hired Mary Shahid of the McNair law firm to appeal this action and we have just heard that OCRM will be implementing the new setback lines. It was noted that some owners had received OCRM letters but others did not. The aerial setback maps are now posted on line. We emailed all oceanfront property owners and requested they review the maps to see whether they are affected and to please give us their names and addresses for a new appeal. As of now, the only names OCRM will accept are those directly affected. Our attorney is double-checking this, as we feel all property owners and property values will be affected. The deadline for us to collect names is November 18thst; the appeal itself is due November 21st. It was noted that Kiawah appealed OCRM's decision as well and it was thrown out due to using the 1856 ruling.

Resolution 532: Early Buy Out of Ford Escape

Proposed Resolution: That the Board of Directors approves the proposed resolution to buy out the 2008 Ford Escape lease.

Discussion: The lease on the Ford Escape used by the Security Chief is up in March of 2010. The lease was written with very low mileage and there will be penalties accrued if we continue to use it. The cost to buy out the lease now is \$14,000 and there are funds available in the 2009 Project Expense budget.

ACTION: Presented for first reading; second reading in December.

Resolution 533 – To Adopt Changes to the Rules and Regulations to Include Language Regarding Personal Property Left on the Beach after Sunset and Obstructions on the Beach

Proposed Resolution: That the Board of Directors approves the attached changes to the Rules and Regulations last amended July 14, 2007.

Discussion: Concerns were expressed last summer about personal property left on the beach and holes dug, both of which interfere with nesting sea turtles. An ad hoc committee was appointed and it drafted language for a rule and regulation. The language was approved by the FIPOA attorney. *A) Any personal property left on the beach after sunset shall be deemed abandoned and subject to fine and disposal by Fripp Island Property Owners Association and B) It shall be unlawful to leave any open hole or to erect any obstruction so as to obstruct the free use and occupancy of the beach.* It was noted that two part-time people will be added to Security for the summer season, one to monitor parking issues and one to patrol the beach.

Action: Presented for first reading; second reading in December.

5) Committee/Other Reports:

Mrs. McCormick noted the Grounds Committee is continuing work on its long-range plan to improve the River Club wall. New plantings, including some for screening purposes, will replace outdated plantings, diseased oleanders and deer-ravaged azaleas.

6) Comments and Questions from Members:

7) Statement of Matters Deferred to December Meeting:

Resolution #532: Early Buy Out of Ford Escape

Resolution #533: To Adopt the Changes to the Rules and Regulations to Include Language Regarding Personal Property Left on the Beach after Sunset and Obstructions on the Beach

Resolution #527: To Adopt a Confidentiality Clause for the Board of Directors (deferred to January meeting)

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

9) Adjourn: The meeting was adjourned at 9:50 am.

Respectfully submitted,

David Case, 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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