

**PROPERTY OWNERS ASSOCIATION BOARD MEETING
MINUTES
December 12, 2009**

PRESENT: Messrs. Mathews, Hess, Duncan, Morrison & Davidson; Mrs. McCormick and Merrill; Messrs. Case and Crouse by phone

ABSENT: Mr. DiSerafino

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 November 14, 2009 Meeting Minutes: The minutes were approved as presented.

3) Investment Report - Bruce Jentner of Jentner Financial Group: Mr. Jentner gave an in-depth PowerPoint presentation regarding the FIPOA's involvement with his investment firm since 2007. Although our initial investment occurred just prior to the severe decline in the financial market, things are bouncing back. While addressing the long-term needs of the island, we must weather the short-term fluctuations in the market. His recommendation is to stay the course and take advantage of probable future volatility.

4) Discussion of Matters Deferred to this Meeting:

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: Following the first reading on November 14, 2009, the agenda item is presented today for second reading. 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 \$13,400 (REVISED from 1st reading of \$13,700). There are funds available in the 2009 Project Expense budget.

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

Resolution 533 – To Adopt Changes to the Rules and Regulation 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: Following the first reading on November 14, 2009, the agenda item is presented today for second reading. There have been no changes. The FIPOA attorney approved the language drafted by the committee. *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.* An owner had expressed concern about being able to leave his small sailboat on the beach and a lengthy discussion ensued regarding turtle nesting, rights of owners, legal authority and enforcement of rules. It was felt that the protection of the beach and sea turtle nesting was of prime importance.

Motion: Motion made and seconded to approve as presented. Motion approved with one nay.

Action: Referred back to Beach Committee for implementation.

5) General Manager's Report

Appeal of new OCRM setback lines: With help from Mary Shahid of McNair Law Firm, we filed a request for Administrative Review of the OCRM Board on behalf of the Fripp Island POA and 286 individual property owners. The OCRM Board made their decision NOT to grant final review. We will now file an appeal with the administrative law court within the next thirty days and will need the help of a coastal engineer. In the interim, some of the listed appellants including members of the FIPOA, the FIPSD, and Stuart Mitchell met with Senator Tom Davis. He wants to help by pre-filing a bill in the state senate that will perhaps exempt Fripp from the Beachfront Management Act altogether. There is a draft report of yet another document that OCRM wants

to adopt that would further restrict property rights along the coast. The website is: http://www.scdhec.gov/environment/ocrm/science/docs/SCAC/SCAC_DRAFT_FINAL_REPORT.pdf.

Sen. Davis has helped extend the comment period on it until February 5th. His bill should help do away with these restrictions. He is also working on comments that we will forward via email to all Fripp owners who live in South Carolina so that they can rally their legislators to work with him in the senate to help pass legislation to protect Fripp's shoreline.

Discussion: It was noted it would be advantageous for property owners to access the website and make their comments.

ARB: The subcommittee to address property standards will meet in January to adopt guidelines.

The ARB has agreed in principal with RV/boat parking rules, but they would prefer that the POA Board appoint a separate committee to come up with the parameters.

Discussion: It was noted this issue had previously been discussed in the Parking Committee and it was referred back to them.

ARB permits issued in November:

Paint - 5	Siding replacement w/ Hardi-plank 2
Repair and Maintenance - 2	Addition- 2
Retaining Wall – 3	Roof -2
Boatlift – 2	Tree Removal - 2
Driveway - 2	

Crossovers: The broken step at #22 has been repaired. Two steps at the Fiddlers Crab dock were replaced. A sign stating "Protect our Marsh" has been added at the crabbing dock.

Financial:

- No change in 2009 Assessments since November: We received over 99% in Road and Bridge Funds. We mailed 18 late notices on December 1st.
- 2010 Assessment Collections: We have received 22% to date.
- General Fund: \$929,000; Cash reserves of \$1,886,200 including investments adjusted for market value; Deposits for Right of Entry \$181,000, ARB Bond Deposits - \$92,000.
- Accounts receivable for 2009 including unpaid assessments are \$20,600. We are at 105% of budget for revenue and 92% of expense.
- There were three property transfers in November.

Grounds: The magnolia at the front of the island is diseased and we are looking for treatment options. The committee meets next Thursday. A swing at the water tower park had one rope replaced. All bike paths have been edged.

Roads & Drainage: Earthworx is using a skid-steer to clear road edges to show the white sidelines. The pump at the front of the island flipped the breaker in last week's rains, and had to be replaced.

Security: The November committee meeting had to be cancelled. The next meeting is scheduled for December 16.

Trawler: The deadline for articles is December 21st.

PSD: Officers for 2010 are Jim Parks, Chair, and Mike Pepin, Vice Chair. The lift station at Fiddler's Cove is being replaced. TIC is on site to begin major repairs to the Inlet Bridge. The plans and specs for the Harbor river water line replacement are being reviewed. Permitting and insurance negotiations for it are ongoing.

Club Advisory Board: New CAB members are Jane Cuffe, Chris Assaf and Frank Delli-Gatti. PJ Fineis reported from the Amenity Card Committee. Doug Wardle has agreed to most of the suggestions including calling the card a new name, like a guest card or club card. A final report will be presented in January.

Resolution 536 – Improve Parking at Crossover #22

Proposed Resolution: That the Board of Directors approves making the parking improvements to the area near Crossover 22.

Discussion: Crossover 22 is just beyond Whiting and would benefit from designated parking. Costs for clearing and grading, treated wood, and post and rope is not to exceed \$2,200. There are funds available in the 2009 Project Expense budget which would need a vote today to use.

Action: Motion made and seconded to vote on this resolution today. Motion approved.

Final Action: Motion made and seconded to approve Resolution 536 as presented. Motion approved.

6) Committee/Other Reports: None.

7) Comments and Questions from Members: None.

8) Statement of Matters Deferred to January Meeting:

Resolution #527: To Adopt a Confidentiality Clause for the Board of Directors

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

10) Adjourn Regular Meeting: The regular meeting was adjourned at 10:10 am.

11) Recess

12) Reconvene in Executive Session

13) Reconvene Regular Meeting: Announce Action Taken in Executive Session: There was no action taken in Executive Session.

14) Appoint Two Members to Architectural Review Board: Jane Cuffe and Linda Ashby have been appointed to three year terms of the Architectural Review Board.

15) Next Meeting: The next meeting will be held Saturday, January 16, 2010 at 9:00 am in the POA Boardroom.

16) Adjourn: The meeting was adjourned at 11:40 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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