

**PROPERTY OWNERS ASSOCIATION BOARD MEETING
BOARD OF DIRECTORS
DRAFT MINUTES
February 13, 2010**

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

1) Call to Order and Determine Presence of a Quorum of Directors: Vice President McCormick called the meeting to order at 8:30AM. There was a quorum present.

2) Approval of January 16, 2010 Meeting Minutes: The minutes were approved with the following change: Parking Committee report, Line 3: Add ...would granting short periods of time...

3) Discussion of Matters Deferred to this Meeting: None.

Deer: Rick Naugle of HSUS gave an update on the immunocontraceptive program. He noted he and his team are currently conducting the annual deer count. Since 2005, the herd has decreased by almost 50%. Consequently, the deer have more food available and are therefore much healthier looking. The deer appear to congregate at the front of the island and other areas as well.

The 2009 Immunocontraceptive Progress Report submitted by Dr. Allen Rutberg shows that the deer densities have declined about 30% since 2006 and the fawn:doe ratios have declined by about 84%. Deer population on Hunting for the same time period has remained stable.

A notice has been sent via e-blast to all full-time residents letting them know how the deer program works.

4) General Manager's Report

Misc:

Ballots for the FIPOA Board of Directors for the Class of 2013 will be mailed to all Members in good standing on February 26th.

The Women's Club is donating two "Nantucket Cottage trash depots" to the FIPOA for positioning at the Rock Beauty beach access and at Crossover #2 on Marlin. They should help keep the areas looking much cleaner.

Action: Letter to be sent to the Women's Club expressing appreciation for their continuing efforts in beautifying the island.

The **2010 Census** is coming and they are looking for Fripp residents to participate. You can earn \$12.75 per hour plus mileage and work full or part time. The need is urgent. Please call the Census Bureau job line at 843-982-5420. Additional information, including applications, is available in the POA office.

OCRM Setback Appeal: Tim Kana and Daniel Johnson of Coastal Science & Engineering met with us on January 22nd. They will take approximately sixty days to finish their analysis and report back.

Senator Davis's bill, SC 1051, is still residing in the Senate Committee on Agriculture and Natural Resources, which meets next week. Representatives Dwight Loftis and Shannon Erickson have "dropped" a mirror bill in the state house; however, the budget crisis is taking up most of their time.

91 of the affected owners have paid their \$500 for the filing fee and legal/engineering fees.

Discussion: It was noted that 188 letters to affected owners were originally sent and questioned whether reminder letters should be mailed. We have already spent \$67,000 from our treasury on fees.

Action: Reminder letters will be sent to those owners who have not responded.

Shoreline Change Report: Mary Shahid wrote to OCRM expressing concern on behalf of FIPOA and other clients that the report's focus should be on existing conditions and not those that may occur in thousands of

years. She suggested that the significant policy shift is not within the department's purview, but something that only the legislature can act on.

ARB: ARB permits issued in January: 1 tree removal, 8 maintenance & repair, 1 roof, 4 house additions, 7 paint, 2 new house.

The Covenants Compliance Committee (the name is subject to change) had its first meeting on January 26th. The Committee discussed what needs to be done as a community to improve the appearance of Fripp Island's residential areas. Top concerns discussed were mailboxes, unkempt yards, unsightly faded or peeling paint on homes, and general maintenance of properties. The next meeting is scheduled for late February.

Crossovers: Due to an owner's request at the last POA meeting, Assistant GM Tina Reeves and Bob Hess met with the owner of Atlantic Marine at Crossover 16. It was determined that one stringer at the entry was rotten. It has now been replaced by Earthworx. Atlantic Marine finished all repairs including replacing stairs, cap rails and sister stringers at many of the crossovers.

Financial:

- Assessment Collections: There are still 10 properties not fully paid for 2009. We have received 83% of 2010 assessments to date.
- General Fund: \$1,711,000; Cash reserves of \$2,057,000 including investments adjusted for market value; Deposits for Right of Entry \$181,000; ARB Bond Deposits \$88,000.
- Accounts receivable for 2010 including unpaid assessments are \$360,100. We are at 86% of budget for revenue and 11.68% of expense.
- There were six property transfers in January.

The Finance Committee met February 12th. The committee discussed the Bylaw change resolution and marketing strategies that will be needed to gain approval for the ballot initiative, should the resolution be approved.

Parking: The committee met February 10th and reviewed comments received from owners. They are still seeking owners' thoughts on implementing rules prohibiting boats / charging for boats coming to the island / etc. The committee has counted approximately 28 boats parked on private property around the island. Alternatives for parking boats on the island were reviewed, such as at the Marina or behind Don Peel's office. The next step is to come up with options to present to the Board.

Roads & Drainage: The committee will meet February 18th.

Security: After the discussion of the keys and thefts, the Resort contacted all of the owners involved and re-keyed all of those houses. New employee decals will be issued as soon as we receive them. The Resort has given Security permission to check any resort vehicle leaving the island that looks suspicious.

The Chief presented a multi-faceted plan of action for the upcoming season, which includes split shifts, more coverage during peak hours, coordination with schools during prom weeks, stops of golf carts in evenings to check ID's, etc.

Two resolutions are being presented today as a result of Security Committee efforts.

Mr. Hess noted an exploratory meeting would be held soon regarding a volunteer patrol to relay information to Security during the summer season.

Trawler: The Trawler will be online on March 1st with resumes of the candidates for the FIPOA Board. The next deadline for articles is April 20th.

PSD: The permit application for replacement of the Harbor River subaqueous water line has been accepted and posted on the OCRM website. The Inlet Bridge repairs are still anticipated to be complete by the second week in March. There was minor damage to the revetment at the inlet on January 31st. Roger Wilson will use two truckloads of rock for repairs. A resolution was passed regarding the two commission seats which will be up for election in November. Candidates should file by noon on August 15th. The Fire Department was given a

letter of commendation from the NorthHampton Condominium Association for their response to a major water leak which was flooding three units.

Commissioner Reilly answered several questions about the current Inlet Bridge repairs and the Harbor River water line.

Club Advisory Board: The Club Guest Cards have been finalized. There was discussion concerning renters not being told if a house does not come with Club cards. The CAB was unanimous that the new Club Bylaws should contain strong language regarding disciplinary action for failure to disclose facility use language. It was also suggested that this information should be communicated to owners who rent thru VRBO.

The Bonito Boathouse will reopen February 15th and the Beach Club will close for renovations two weeks after that. The Food Court will open the last week in March.

Resolution 534 – To Amend the Bylaws to Change Language Regarding Basic Assessment Limitation; Add Annual \$100 Road & Bridge Assessment Without Accumulation Limitation

Proposed Resolution: That the Board of Directors recommends approval of the proposed amendments to the Bylaws and authorizes the mailing of such to all Members in good standing for their review and subsequent vote.

Discussion: The Finance Committee is making two recommendations: 1) That the Board recommends that the Members vote in favor of a change in bylaws granting the Board authority to increase or decrease the annual basic assessment by an amount not to exceed ten percent of the annual basic assessment of the previous year; and 2) That the Board recommends that the Members vote in favor of making the Road and Bridge \$100 annual assessment a part of the bylaws without a limitation on the amount of funds that can accumulate. If future changes are warranted, they can be made using the same procedures; i.e., a two-thirds affirmative vote of all valid ballots received. It was noted that both our yearly assessment and formula used are modest compared to other like communities. The Board also needs more flexibility to prepare for contingencies; i.e., the Inlet Bridge repairs and the OCRM setback appeal.

Motion: Motion made and seconded to approve on first reading. Motion approved.

Resolution 537 – Replace DVR at Front Gate with One with More Capacity

Proposed Resolution: That the Board of Directors authorizes purchase replacement of a better DVR system for recording cameras at the front gate; costs not to exceed \$1,900.

Discussion: The current video surveillance system at the front gate is several years old. Important information has been lost in the cumbersome and time-consuming process of retrieving data. It is proposed that a new DVR system with increased recording capacity and a built in CD/DVD burner be approved at a total cost not to exceed \$1,900. The camera is in operation 24/7 for incoming traffic and motion-activated for outgoing traffic. This has not been budgeted and would come from the Project Expense budget line item. In light of the recent burglaries, the Security Committee recommends that this resolution be voted on in one reading.

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

Final Action: Motion made and seconded to approve Resolution 537 as presented. Motion approved.

Resolution 538 – Approve Wildlife Handout and Alligator Magnet

Proposed Resolution: That the Board of Directors authorizes distribution of the Wildlife handout and Alligator Magnet.

Discussion: The Security Committee has studied ways to improve educating owners and visitors about the rules pertaining to Fripp's wildlife. They are recommending that the attached wildlife handout be distributed along with each pass to visitors that come to Fripp. They also recommend that the attached magnet (sample) be mailed to all property owners.

Motion: Motion made and seconded to approve on first reading. Motion approved.

5) Committee/Other Reports: None.

6) Comments and Questions from Members:

- 1) Director Merrill commended Earthworx for their professional removal and cleanup of two large dead trees in her yard.
- 2) An owner representing the Deer Lake Association noted they are in the process of updating their covenants and bylaws to be more in line with those of the POA. The major concern appears to be boats kept in yards. It was explained that this matter has been referred to the Parking Committee which is presently seeking input from owners.
- 3) An owner representing the Sunsuites regime requested use of the POA Boardroom for their annual meeting. It was explained that the first resources to be considered would be the Community Centre and Firehouse. The POA building is closed on the weekends and staff would have to be compensated for opening and closing the building

7) Statement of Matters Deferred to March Meeting:

Resolution 534: Amend the Bylaws to Change Language Regarding Basic Assessment Limitation; Add Annual \$100 Road & Bridge Assessment Without Accumulation Limitation

Resolution 538: Approve Wildlife Handout and Alligator Magnet

8) Next Meeting: The next meeting will be held Saturday, March 13th, 2010 at 9:00AM in the POA Boardroom.

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

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.

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