



The Trawler

Special Edition | Election 2025

THE TRAWLER - ELECTION 2025

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Here are some important dates for this election that you need to know:

- Nov 11 - Members in good standing as of this date are eligible to vote in this election.
- Nov 12 - Paper Ballots mailed out.
- Nov 24 - Electronic Ballots will be sent out.
- Dec 15 - Voting ends for this election at 4:30 PM
- Dec 16 - Results announced.



Claude “Skip” Shriver - President

Barry Hassett - Vice President

Lou Wood - Treasurer

Gayla Thomas - Secretary

Tom Rubenstein

John Skiba

Dan Smith

Cary Tolley

Nancy Wingenbach

2025 FIPOA Board of Directors

Meet Your Candidates

The Election Committee is happy to announce the list of FIPOA Board Candidates for the Class of 2028*.

Resident – 3 open positions (full-term)

Jeannie Hennum

Robert Lawton

Dan Smith

Nancy Wingenbach

Non-Resident – 1 open position (full-term)

Dana Bradley

Non-Resident – 1 open positions (1-year-term)

Andy Baret

Scott Welman

All candidate features and content are presented as submitted. No changes or alterations have been made. Candidates are listed in alphabetical order; resident candidates first, then non-resident candidates full-term, then non-resident candidates one-year-term..

**1-year term candidates are Class of 2026*

RESIDENT CANDIDATES



Jeannie Hennum



Please provide a brief resume of yourself:

I am a proven business leader who has served as a CEO, General Manager, Senior Vice President, Vice President, Secretary and Treasurer for several healthcare companies and one neighborhood association. My experience includes leadership, operations, sales, business development and employee development. In addition to my expertise, I have the ability to understand many sides an issue can present, apply logic, and promote discussions to bring people together towards solving problems.

Please state your professional/volunteer experience relative to this Board position:

My volunteer experience includes the election committee for Fripp Island and Treasurer for Chandler Pond in Lawrenceville, GA. I also volunteered on Chandler Pond's architectural review committee.

Please share how you discovered Fripp and a brief history of your property ownership experience:

My family and I discovered Fripp in the 90's and vacationed here annually until we purchased our home in 2018. In July 2019, we sold our home in Atlanta and became full time Fripp Island residents.

Why are you running for the FIPOA Board?:

I am running for the FIPOA board because I believe we need a fresh set of eyes and ideas to ensure our community remains the best place

to live!

What do you think will be the major issues to be addressed by the FIPOA Board moving forward?:

The major issues that need to be addressed by the FIPOA Board are erosion, flooding, and wildlife. My specific recommendation is to ensure we fully vet each issue/situation and provide clear communication to promote additional community perspective and involvement on resolutions..

Are there any committees, in particular, that you would have an interest in?
Election Committee, Community Involvement Task Force, and Wildlife, Environment & Grounds Committee

Please Explain

I have thoroughly enjoyed my volunteer position on the Election community, but would like to further my involvement with the Wildlife Committee and Community Involvement Task Force as I believe my expertise would be beneficial to these groups.

[Click here to see the full bio and Town Hall Answers online](#)



Robert Lawton



Please provide a brief resume of yourself:

Graduated from Clemson University in 1971, USAF Undergraduate Pilot training ,received my wings in 1972. Promoted to Air Craft Commander and Instructor in 1974. Received Air Medals during combat operations in Viet Nam. Captain at Southwest Airlines for 28 years with a total of over 30 years as a dedicated employee.

Please state your professional/volunteer experience relative to this Board position:

I was Chair of Building and Grounds for 10 years at my church in Texas. I served on the Ocean Creek HOA board for a 2 year term here on Fripp.

Please share how you discovered Fripp and a brief history of your property ownership experience:

We discovered Fripp in the mid 90's through family members that had homes here. We purchased our first home in 2012 and made Fripp our permanent home in 2023.

Why are you running for the FIPOA Board?:

I am running for the board because I hope I can help Fripp move forward in a productive way for the future..

What do you think will be the major issues to be addressed by the FIPOA Board moving forward?:

The major issues for me are working with all the facets of the island to enhance its beauty and uniqueness. I would like to see smaller

mailboxes, better roads and drainage and Covenant Enforcement enforced. I would like to see the POA work in conjunction with the Fripp Island Resort and PSD to accomplish this.

Are there any committees, in particular, that you would have an interest in?
Roads, Drainage & Bridges Committee, and Strategic Planning Task Force

Please Explain

See above comment.

[Click here to see the full bio and Town Hall Answers online](#)



Dan
Smith



Please provide a brief resume of yourself:

I am a retired consultant engineer after over 40 years. My expertise was mostly dealing with asset management and maintenance. This included building maintenance databases and plans for gas/oil, mining, other heavy and light industries and government groups.

Please state your professional/volunteer experience relative to this Board position:

I have serviced on the FIPOA board for the past 3 years. During that time I was chairperson for the Election Committee in 2024 and chairperson for the RDB committee from May 2024 till now.

Please share how you discovered Fripp and a brief history of your property ownership experience:

My wife has been coming down for a number of years. About 6 years ago some of our family moved here. After coming down a spending time we decided to purchase and move here as we both love the area and island.

Why are you running for the FIPOA Board?:

After 3 years, I know there are things that still need to be addressed and completed. Many with drainage and roads and also other areas to include balancing budgets with income. My beliefs are you find ways to control spending without hurting results first then look or request additional revenues. Although the FIPOA may have to

increase fees, we should look for cost reduction as has been done with gravel roads in the pass 1.5 years. Before the cost of gravel road repairs was running a high as \$450,000 per year, but as the 2026 budget shows, next years budget is \$60,000. This was done while improving the roads.

What do you think will be the major issues to be addressed by the FIPOA Board moving forward?:

POA need to look at all cost and ways to reduce as noted above, The board should not be taking on additional cost items when the budget is tight. Also, all board members should follow the by-laws and NEVER vote for anything that will exclude if one POA member. Not everyone may want or use something, but no one should not be able to use all POA property at any time.

Are there any committees, in particular, that you would have an interest in?
Roads, Drainage & Bridges Committee

Please Explain

After 1.5 years as chairperson, I know there are still things already identified that need work.

[Click here to see the full bio and Town Hall Answers online](#)



Nancy Wingenbach



Please provide a brief resume of yourself:

I complete the third year of my term as a POA Director as of December, 2025. I have served on the Shoreline Committee, the Finance Committee and the Search Committee for the General Manager as well as being active and involved in other committee activities. Also, I served as President of the Board. Prior to being elected to the POA Board, I was in Education and held positions as teacher, curriculum director and retired as a Superintendent of Schools. During that time, I was chief negotiator with the unions, was a member of various local, state, national and international professional organizations and held positions as an officer in several. In addition, I was a member of the local school board for 23 years and the Career Center Board for 16 years, re-elected every 4 years during these years.

During my service on the POA Board, multiple issues were addressed inclusive of the Phases I,II,III on the front of the Island, the financial and budgetary considerations for various projects, review and revision of the assessments and, most important, a solid budget plan for the future. I believe my experience in the budget process in the schools provided me with a good basis for looking at current and future financial needs.

The last three years as a POA member, I have seen and

experienced the ups and downs of the Board actions. In every case, I have based my decisions/votes on what is best and what protects the Fripp Island Community in order to preserve the beauty and graciousness of our Island.

Please state your professional/volunteer experience relative to this Board position:

Currently, I am a member of Fripp Island Sea Rescue, member of the Fripp Island Women's Club (was co-president several years ago and on the Outreach Committee and Scholarship Committee), member of the Friends of Music Board and am serving as treasurer of Fripp Audubon. I was responsible for the Columbarium for a few years and volunteered in the schools, especially St Helena Elementary. As mentioned previously, I been a volunteer in several organizations like Destination Imagination (Board member on International Board), Kiwanis, and various local groups in my homes in Ohio.

Please share how you discovered Fripp and a brief history of your property ownership experience:

I became a full time resident of Fripp Island in 2017. My husband and I bought a lot in the early 90s. We built a house that was finished in 2004. My husband passed away in 2005 and I continued working in education until 2013 when I retired. I visited Fripp each year but was hesitant to come down full time. In 2017, I gathered my courage and left Ohio for Fripp in 2017. I have found my place here on this Island full of wonderful people and glorious beauty .

Why are you running for the FIPOA Board?:

I am running for a second term in order to finish some of the projects started in the last two years, to be an advocate for the Fripp Community, to protect the governing of the Island and to stay aligned with the Fripp community of people. I also want to continue with the study and development of a living shoreline to prevent additional erosion of the shores and the marshes. This community has a responsibility to savor and guard the natural beauty we enjoy. To that end, I hope to provide some leadership on the Board as a "guardian" of our community.

What do you think will be the major issues to be addressed by the FIPOA Board moving forward?:

One issue is the financial aspect which is projected in the planned budget. However, we must be transparent as to the priorities set and the funding required. I believe I can assist in strategic financial planning for those priorities. Two, development of a positive relationship with the Resort so that in partnership with the Resort, the POA can continue to. improve the infrastructure and the environment of the Island.

Three, protecting our shoreline in the long term against the rising seas and the warming waters. Four, creating a clear and frequent communication process from POA to the Community at large. Finally, increasing the positive interaction among Board members so that the work of the POA can address the issues that arise in a knowledgeable and cooperative manner

Are there any committees, in particular, that you would have an interest in?
Finance Committee, Shoreline Committee, Wildlife, Environment and Grounds Committee & Strategic Planning Task Force.

Please Explain

After 1.5 years as chairperson, I know there are still things already identified that need work.

[Click here to see the full bio and Town Hall Answers online](#)



NON-RESIDENT CANDIDATES





Dana Bradley



Please provide a brief resume of yourself:

I bring more than 26 years of experience in business leadership, community engagement and strategic planning. My background in behavioral science and communication has given me a practical understanding of how people and systems work together to achieve shared goals.

I founded and managed an environmentally conscious business for over two decades. I oversaw company operations, budgeting and staff development, while maintaining a strong focus on sustainability and customer relationships. Today, I work in nonprofit development, where I focus on community outreach, partnership building and strategic program growth, using data and measurable outcomes to guide decisions and demonstrate impact. Across both fields, I've learned the value of collaboration, transparency and using data to guide decision-making.

Please state your professional/volunteer experience relative to this Board position:

For the past two years, I've served on the Wildlife & Environmental Grounds (WEG) Committee, where I've been involved in education, research and initiatives that promote responsible stewardship and open communication between residents and leadership. Through this work, I've gained a deeper understanding of Fripp's operations,

challenges and opportunities. I'm committed to helping strengthen trust, encourage participation and support sustainable solutions that preserve what makes our island so special.

Please share how you discovered Fripp and a brief history of your property ownership experience:

My husband grew up in Beaufort and introduced me to the beauty of the Lowcountry. We always knew this area would be home. Fripp Island, with its unspoiled natural beauty and close sense of community, represents everything we love about life on a barrier island.

Why are you running for the FIPOA Board?:

I'm running for the FIPOA Board because I care deeply about the future of our island and believe that solutions begin with accountability, collaboration and open communication. Fripp faces challenges that include erosion, stormwater and tidal water management, infrastructure needs, fiscal accountability and community engagement. Addressing these issues requires thoughtful planning and expert consultation. My goal is to strengthen trust between residents and leadership, ensure resources are managed wisely and encourage genuine dialogue so every homeowner feels informed and included. I want to be part of a Board that listens, plans ahead and works together to preserve both the natural beauty and the strong sense of community that make Fripp Island so special.

What do you think will be the major issues to be addressed by the FIPOA Board moving forward?:

Fripp faces several important challenges including erosion, stormwater and tidal water management, fiscal accountability and community engagement. Many of these issues are connected, from the management of our coastal waters, marshes and wildlife to maintaining roads, beach accesses and completing the guardhouse project. The front of the island also needs continued attention to protect it from water intrusion and shoreline instability. It's important that decisions affecting the health and stability of our island are guided by qualified experts, supported by clear reporting and strengthened through long-term planning. I believe fiscal accountability paired with sound professional guidance helps ensure our investments are both responsible and effective. Just as important is open communication. When residents understand the priorities and progress of key projects, it builds trust and strengthens the community that makes Fripp so special while helping preserve our island and its natural character as a unique barrier island for generations to come.

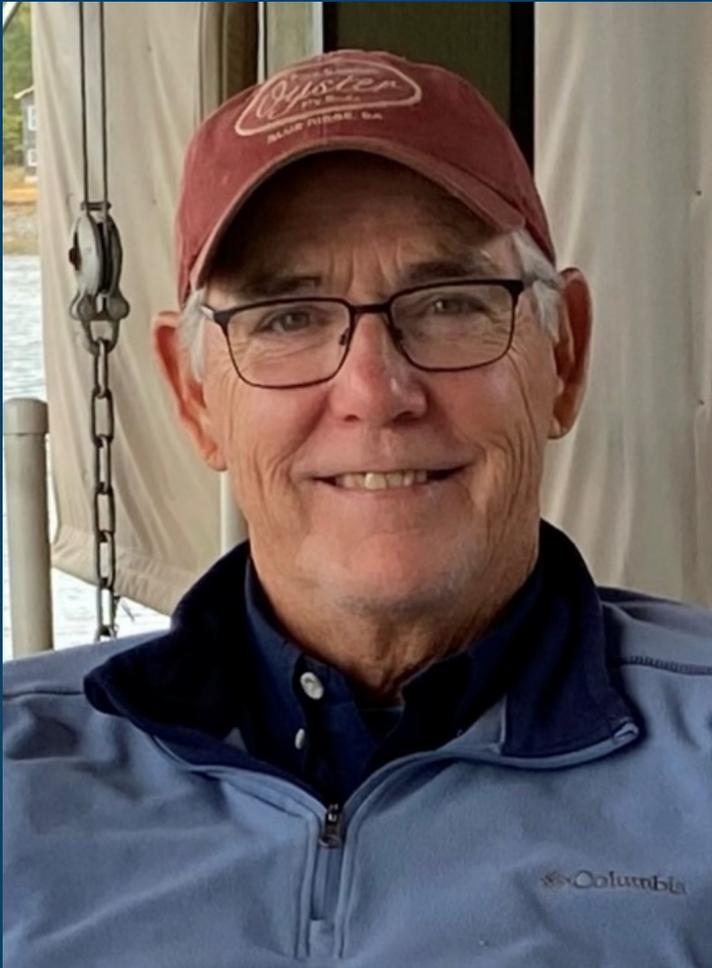
Are there any committees, in particular, that you would have an interest in?
Election Committee, Strategic Planning Task Force and Wildlife, Environment and Grounds Committee.

Please Explain

I'm interested in serving on these committees because they align with my experience in planning, communication and community engagement. The Wildlife, Environment & Grounds Committee reflects my dedication to responsible stewardship and to maintaining the balance between Fripp's community and its natural environment. The Strategic Planning Task Force offers an opportunity to apply my background in long-term project development and accountability, while the Election Committee supports transparency and resident involvement in governance. I believe thoughtful planning, clear communication and collaborative problem solving are essential to addressing Fripp's current and future needs.

[Click here to see the full bio and Town Hall Answers online](#)

NON-RESIDENT CANDIDATES
ONE-YEAR TERM



Andy Barrett



Please provide a brief resume of yourself:

I received my BS in Chemistry from the University of Georgia in 1981. I retired from Milliken and Company in 2016 after completing a 35 year career. For the majority of my career I travelled domestically and globally supporting product development, sales, and marketing.

Please state your professional/volunteer experience relative to this Board position:

I served several terms as a director on my neighborhood HOA.

Please share how you discovered Fripp and a brief history of your property ownership experience:

My hometown is Savannah and I spent many summers enjoying Tybee Island. The sounds of the ocean never left me. Our best friends introduced us to Fripp years ago and we enjoyed family vacations together on this island. In 2021 we both purchased lots within a few yards of each other in the Sweetgrass community. We will continue enjoying retirement and family outings together on Fripp.

Why are you running for the FIPOA Board?:

I would like to become more involved in the community to preserve what we have been blessed with on this wonderful island.

What do you think will be the major issues to be addressed by the FIPOA Board moving forward?:

1. Maintaining infrastructure, safety, and property values.
2. Keep the island affordable for all families. Do not become a Kiawah or Hilton Head.
3. We are getting close to lot build and out. What does that look like and what is the next 20 year plan for visitors and retirees alike to enjoy the island.
4. All stake holders must see a benefit for investing in the future of Fripp Island.

**Are there any committees, in particular, that you would have an interest in?
Strategic Planning Task Force**

Please Explain

“Hope is not a Strategy” by Rick Page is a very popular book studied by business leaders to look at the variables for strategic planning. The leaders on Fripp have done a tremendous job. How do we maintain this for future generations?

[Click here to see the full bio and Town Hall Answers online](#)



Scott Welman



Please provide a brief resume of yourself:

I have been an attorney for 35 years, handling real estate and other business transactions. I was also general counsel for a \$10 Billion grocery wholesaler covering 35 states and have retired from there. I have previously served as president of two homes associations, am currently a board member of a condo association and have served as the chairman of a county Board of Zoning Adjustment.

Please state your professional/volunteer experience relative to this Board position:

I have not previously served as a volunteer at Fripp, but have been will to volunteer as a bingo caller. We are looking to transition to full time residency at Fripp where I can undertake additional volunteer work.

Please share how you discovered Fripp and a brief history of your property ownership experience:

Owned property in Charleston and Mount Pleasant. Saw property available on Fripp. Fell in love with Fripp.

Why are you running for the FIPOA Board?:

I want to get involved and offer my expertise and business acumen

What do you think will be the major issues to be addressed by the FIPOA Board moving forward?:

I have no agenda. Just want to keep Fripp a great place to live.

Are there any committees, in particular, that you would have an interest in?
Appeals Committee, Finance Committee and Strategic Planing Task Force

Please Explain

Really no preference. Just want to be placed where needed.

[Click here to see the full bio and Town Hall Answers online](#)

ONLINE Q&A

All candidate features and content are presented as submitted. No changes or alterations have been made. Candidates are listed in alphabetical order; resident candidates first, then non-resident candidates full-term, then non-resident candidates one-year-term.

Online Q&A

Questions for Candidates – 2025 Election

1. What are your top three priorities (in order) for Fripp and why?
2. Please articulate your view of the current relationship between the POA and the Resort, and if you believe it needs improvement, what will you do and/or recommend to develop a stronger working relationship for all Fripp residents and resort members?
3. Beach Cleanliness is vital and important for all owners. Do you have fresh ideas that would help us promote that stewardship beyond the owners and upon our visitors/guests in a friendly manner?
4. What do you feel are the urgent needs for Fripp Island that should be addressed?
5. What changes would you like to see for Fripp Island?
6. What are your thoughts about the current rules in place for Fripp Island residents & visitors? Any that you would change?

The candidates also answered all of the Town Hall Questions, and you can find those [linked here](#).

ONLINE Q&A

JEANNIE HENNUM

1. What are your top three priorities (in order) for Fripp and why?

- a. Strong Communication & Engagement of all property owners – the homeowners, the POA and the Resort. In my opinion, this must be our top priority because without working relationships and cooperation amongst all parties, it will be difficult to achieve results for most other priorities.
- b. Beach Accesses – I believe our beach is one of our strongest common bonds and assets. The accesses need to be as safe and accessible as possible.
- c. Security, including a gate with traffic arms, needs priority. This initiative protects our residents (people and wildlife) and our property (personal and community).

2. Please articulate your view of the current relationship between the POA and the Resort, and if you believe it needs improvement, what will you do and/or recommend to develop a stronger working relationship for all Fripp residents and resort members?

It appears the current relationship between the POA and the Resort is strained and needs improvement. I believe it is extremely important to forge a strong relationship between the parties as Fripp Island is our common asset. To develop this relationship for all Fripp residents and resort members, I believe communication and transparency from both parties regarding issues and proposals is needed.

This information should be shared with all members of the community, including property owners who are members of the Resort and property owners who are not Resort members. With both parties providing information to all property owners, and providing a forum for community questions/responses/suggestions, we can gain trust and support to help the overall improvement of the Fripp community.

3. Beach Cleanliness is vital and important for all owners. Do you have fresh ideas that would help us promote that stewardship beyond the owners and upon our visitors/guests in a friendly manner?

There are quite a few ways we may be able to promote beach cleanliness. Everything starts with education and communication, but making it easy to help is mission critical. One idea is we could initiate a weekly (or daily during the summer) “beach ambassador” program where guests could choose a volunteer day and be assigned a section of the beach to help us protect our sea turtles, birds, dolphins... We can give name recognition to all and/or a small gift (like a t-shirt) to those who go above and beyond.

4. What do you feel are the urgent needs for Fripp Island that should be addressed?

We have many urgent needs that should be addressed including erosion, infrastructure, wildlife, covenant enforcement, security, beach accesses, and funding.

5. What changes would you like to see for Fripp Island?

My change for Fripp Island would be to form a covenant enforcement team as that would have a direct impact on Fripp's overall beauty, wildlife, and finances.

6. What are your thoughts about the current rules in place for Fripp Island residents & visitors? Any that you would change?

I think that the current rules in place for Fripp Island residents and visitors are appropriate. In general, the rules promote safety and protection of both people and wildlife. Education and awareness about potential impacts that violations may create should be encouraged, and we should ensure compliance as applicable.

ONLINE Q&A

ROBERT LAWTON

1. What are your top three priorities (in order) for Fripp and why?

Beach-The beach is one of the main attractions to Fripp. We need to have beach accesses in good working condition and plenty of beach parking.

Security- Without the feeling of safety by our security you don't have the freedom to do anything. I believe we feel safe on our island because we don't have to worry about walking alone, being outdoors or leaving home for vacation. We know we can call security and they will be there for us.

Infrastructure- As more homes and people reside on the island the more damage to roads, bridges and strain on our sewer treatment.

2. Please articulate your view of the current relationship between the POA and the Resort, and if you believe it needs improvement, what will you do and/or recommend to develop a stronger working relationship for all Fripp residents and resort members?

We need to work hand in hand with the Resort to improve all aspects of the island. We should as a board have meetings with the Resort to work out problems and projects which we think will help with the development of what is best for Fripp.

BYLAWS:

ARTICLE II PURPOSE:

The purpose of the Association is to preserve and enhance the general welfare,

security, privacy and appearance of Fripp Island. To this end, the Association must maintain open lines of communications with the Members, relevant

Governmental agencies, other associations, the owners of businesses, and the owners of the amenities on Fripp Island. The association will act in accordance with and under the provisions of the South Carolina Nonprofit Corporations Act of 1994, as amended.

3. Beach Cleanliness is vital and important for all owners. Do you have fresh ideas that would help us promote that stewardship beyond the owners and upon our visitors/guests in a friendly manner?

At the accesses that are used more often we could supply more trash cans and have more than one pick up service per day. It would help to maintain the cleanliness and make the area more attractive walking up to our accesses and the beach.

4. What do you feel are the urgent needs for Fripp Island that should be addressed?

The most urgent need is to finish the front of the island and the Security Gate House. We need to continue addressing the flooding and erosion at the entrance. The beautification of the entrance should also be a priority for owners and our visitors.

5. What changes would you like to see for Fripp Island?

I would like to see three flag poles at the front of the island as you approach the Security Gate House. Driving onto our island it should be a reminder of where we live and how proud we are of being Americans.

The American Flag

SC Flag

Fripp Flag

6. What are your thoughts about the current rules in place for Fripp Island residents & visitors? Any that you would change?

I believe with the rules we have now as a board along with our Security team we could discuss any changes that would be felt necessary for the safety of our community and visitors. We need to make sure they are consistent and enforced.

ONLINE Q&A

DAN SMITH

1. What are your top three priorities (in order) for Fripp and why?

1. Upkeep and improvement of our island and its infrastructure on a timely basis while controlling cost and trying not to have special assessments as often.
2. Improved relationship between the POA and resort and any other entity on the island.
3. Additional forms of funding

2. Please articulate your view of the current relationship between the POA and the Resort, and if you believe it needs improvement, what will you do and/or recommend to develop a stronger working relationship for all Fripp residents and resort members?

The relationship does need improvement. There needs to be a clear understanding as to how both parties communicate and treat each other. Both sides should be treated the same way and where there are differences in opinions and neither party should get mad.

3. Beach Cleanliness is vital and important for all owners. Do you have fresh ideas that would help us promote that stewardship beyond the owners and upon our visitors/guests in a friendly manner?

We need to remind guests not to leave trash on the beach when they check in at the gate. We could start a group to do patrols on the beach to remind anyone on

the beach to clean up, or call security to issue tickets.

4. What do you feel are the urgent needs for Fripp Island that should be addressed?

- A. First is to complete the front of the island project.
- B. Tidal flooding on Tarpon then other areas around the island.

5. What changes would you like to see for Fripp Island?

I believe we need to find a way to have guests cover their cost to the POA. This cost is between \$500,000 and \$750,000. At this time the POA receives only a small portion of this and the rest is paid by our POA members.

6. What are your thoughts about the current rules in place for Fripp Island residents & visitors? Any that you would change?

Most if not all are good. Many guests and some members believe our rules don't apply to them. The rules should be enforced to all members, guests and other entities equally.

ONLINE Q&A

NANCY WINGENBACH

1. What are your top three priorities (in order) for Fripp and why?

A. Budget planning and maintenance of the budget over the next 5 years.

As a barrier Island and a private, gated community, Fripp Island is impacted by weather in multiple ways and requires constant maintenance and repair of roads, grounds, bridges, accesses, equipment, buildings, etc. Fripp POA must be prepared for yearly maintenance as well what happens with heavy storms and hurricanes. Additionally, we must anticipate new expenses for larger projects like the Front of the Island. In all these situations, the budget must be communicated to the people of Fripp and explanations clearly described. This past year, the budget was carefully developed and, I think, openly communicated and the community was accepting of the new assessment.

B. Development of a positive and collaborative relationship between the POA and the Resort.

Unfortunately, the difficulties of the last two years between the two entities have impaired the forward movement of several projects or, at least, stretched the time taken to address repairs, renovation or improvements. I certainly would like to see both entities focus on the community and work together to resolve mutual concerns for the Island.

C. Addressing the erosion issues of the marshes and the shoreline.

When you look to the marshes, you see crumbling of the edges in backyards and along the marsh paths and walkways. If you look to the beaches along the marsh areas extending to the Fripp Inlet, where beaches used to be, there are now only brief shorelines. High tides, especially the King Tides take sand back into the inlet and ocean as the tides recede. The marshes diminish and move closer to the homes and canals. If the water breaks through the Deer Lake-Blue Heron dam, we could have the Island split into two parts.

There are ways to address the receding shoreline and the Marshes. A Living Shoreline is working in various areas of the Beaufort, Port Royal areas. As a private Island, most of the funding and work would rest on our shoulders rather than the state. However, there are groups and organizations in the area that can assist us in organizing to gain the permits and set up a living Shoreline. I have worked with these groups moving oyster shells, bagged and in wire cages to build the shorelines and allow the Marshes to grow back.

2. Please articulate your view of the current relationship between the POA and the Resort, and if you believe it needs improvement, what will you do and/or recommend to develop a stronger working relationship for all Fripp residents and resort members?

Currently, the relationship between the two entities is not positive and leads to delays on work on the Island and full transparency of the communications. As a POA member, I would hope to have

our representatives sit with the Resort representatives in open sessions to discuss what is best for the Island Community and the Resort. For instance, how can we work out the repair of Access 1a without jeopardizing either entity legally or financially.

Both groups should be able to focus on the Island community that includes both Resort members and non-Resort members as we are essentially all Fripp Island Owners.

3. Beach Cleanliness is vital and important for all owners. Do you have fresh ideas that would help us promote that stewardship beyond the owners and upon our visitors/guests in a friendly manner?

As owners, we must set the standard and clean up behind us as we leave the beach. However, when renters are here, those renting their property should have a clear message for their guests that the beach should be left clean, and holes filled in as the family departs the beach in the afternoon – certainly during turtle patrol season. Additionally, we could set up teams for each of four zones to walk and clean the beach periodically, alternating teams each week. The issue of cans and bottles left on the beach is a real problem during the summer. In combination with Security patrol who maintain overwatch for underage drinking, walkers could alert Security about the “party accesses” when groups gather to party.

4. What do you feel are the urgent needs for Fripp Island that should be addressed?

- Address erosion of the beaches and Marshes
- Focus on the roads and bridges as the Front of the Island is completed
- Clear and positive communication between the POA and Resort

5. What changes would you like to see for Fripp Island?

- Less building and clearing of lots so that we can protect the Island’s natural look.
- Recognition of the many organizations on this Island that contribute in so many wonderful ways to make this a special place.
- Certainly, the erosion of the marshes and shoreline as mentioned in questions 1& 4.

6. What are your thoughts about the current rules in place for Fripp Island residents & visitors? Any that you would change?

Current rules in place that I would support changing:

- The ARB rules and regulations should be reviewed for clarity and consistency.
- The current POA Bylaws and Covenants should be reviewed for clarity and consistency.
- There should be discussion with the Resort regarding the various boundaries set for golf cart parking and use of the facilities.

ONLINE Q&A

DANA BRADLEY

1. What are your top three priorities (in order) for Fripp and why?

All three of these priorities are tied directly to fiscal responsibility. Each requires careful planning, cost-sharing where appropriate, and creative solutions that help us make every dollar count. Whether it is coordinating with other island entities or improving communication to avoid duplicated efforts, responsible stewardship of our resources must guide every decision.

A. Strengthening Communication, Transparency, Trust, and Cooperative Relationships Across the Island

My top priority is improving how we communicate, not only within the POA and with residents, but also among all entities that share responsibility for Fripp Island.

Transparent, respectful communication builds trust, reduces misinformation, and helps us operate as one community rather than groups working separately.

Fripp's wellbeing depends on cooperation between the FIPOA, the Resort, the Public Service District (PSD), committees, rental partners, volunteers, and homeowners.

Each plays a role in maintaining our infrastructure, stewarding our island and shaping the quality of life on the island for residents and visitors alike.

Productive and predictable communication across all stakeholders helps us plan ahead, minimize confusion, and prevent duplicated work, all of which can

unintentionally shift costs or burdens onto a single entity. Clear communication is not only good governance; it is essential to fiscal responsibility.

I believe when people feel informed and respected, trust grows.

B. Infrastructure, Stormwater, and Tidal Water Management

My second priority is addressing Fripp's aging and increasingly vulnerable infrastructure, including paved and gravel roads, smaller bridges, pathways, beach accesses, stormwater drainage, tidal flooding, and public spaces, all through thoughtful, coordinated planning.

As a barrier island, Fripp is experiencing changing water patterns. We are seeing increased tidal flooding that affects roads, driveways, beach accesses, and low-lying homesites. These challenges will continue to intensify, which means our solutions must be proactive rather than reactive. Responsible infrastructure management requires close cooperation between the POA, the Resort, the PSD, and our committees. When we communicate early, share data, and plan as partners, we reduce costs, avoid delays, and build smarter long-term strategies for resilience. Fripp's charm and beauty deserve careful stewardship. Coordinated, forward-looking planning, paired with clear communication to residents, allows us to protect the island we love while preparing responsibly for the environmental realities ahead.

C. Protecting Fripp's Wildlife Sanctuary, Natural Resources, and Environmental Resilience

As a legally designated wildlife sanctuary, Fripp carries responsibilities that set us

apart from other communities. My third priority is ensuring that our environmental decisions, whether related to wildlife, vegetation, water flow, or habitat health, are grounded in science, balance, and long-term stewardship.

Fripp's ecosystems do not exist in isolation. Our marsh, dunes, waterways, wildlife, and changing water patterns all interact. No single piece is more important than another; they form an interconnected system that supports the island's identity, beauty, and resilience. When we understand these elements as an integrated whole, we can make informed decisions that protect the island rather than focusing on any single issue.

Environmental stewardship is also a matter of community stability and property values. Healthy landscapes reduce erosion, mitigate flooding, support tourism, and maintain the character that draws people to Fripp. Good environmental policy is good fiscal policy.

My goal is to support clear communication, sound planning, and responsible decision-making that honors Fripp's sanctuary status while balancing the needs of residents, visitors, and the island itself.

2. Please articulate your view of the current relationship between the POA and the Resort, and if you believe it needs improvement, what will you do and/or recommend to develop a stronger working relationship for all Fripp residents and resort members?

The POA and the Resort share the same island and serve many of the same people, yet our relationship has often

been shaped by misunderstanding and incomplete communication. Both groups care deeply about Fripp, but we have not always operated as partners with aligned expectations.

I believe the relationship can and should improve.

To build a stronger working partnership, I would focus on:

- Shared communication pathways: establishing a consistent, predictable schedule for information exchange so both sides understand upcoming changes, concerns, or impacts on residents and guests.
- Defined roles and accountability: clarifying responsibilities for beach accesses, maintenance issues, and visitor guidance to prevent duplication or gaps.
- A culture of respect: ensuring meetings remain professional, solutions-focused, and free from personal tension.
- Joint initiatives: collaborating on issues like visitor education, environmental stewardship, wildlife, and safety messaging where our goals already overlap.

Fripp functions best when the POA and Resort work in alignment—not in competition. I want to help rebuild that alignment.

3. Beach Cleanliness is vital and important for all owners. Do you have fresh ideas that would help us promote that stewardship beyond the owners and upon our visitors/guests in a friendly manner?

Beach cleanliness is a shared responsibility, and we need messaging that isn't scolding, but inviting.

Here are my approaches:

- Friendly, coastal-themed signage ("Love Fripp. Leave Only Footprints.") placed at beach access points, written in positive, simple language that matches Fripp's personality.
 - QR codes at beach accesses linking to a short "How to Be a Good Beach Guest" page.
 - Partnering with the Resort and rental agencies so visitors hear consistent, gentle reminders before arriving.
 - Promotion of seasonal volunteer clean-ups that create community and show visitors that we take stewardship seriously. These would take place quarterly as a joint effort shared by all stakeholders of the island.
- Friendly education, delivered consistently, creates long-term change.

4. What do you feel are the urgent needs for Fripp Island that should be addressed?

Fripp's most urgent needs include:

- Reliable communication and accurate information from leadership to residents.
- Infrastructure planning for drainage, beach accesses, pathways, and safety.
- A stronger POA - Resort partnership to unify messaging and reduce confusion for residents and guests.
- Professional conduct standards that

ensure discussions remain respectful and focused on solving problems rather than creating them.

5. What changes would you like to see for Fripp Island?

- A culture of transparency and professionalism across all committees and leadership.
- Easier access to information - meeting summaries, project updates, and timelines presented in clear language.
- A more welcoming, unified resident experience through better signage, improved public spaces, and clearer visitor guidance.
 - Planning that respects Fripp's character - balancing aesthetic and structural updates with preservation of our natural, uniquely Fripp identity.

6. What are your thoughts about the current rules in place for Fripp Island residents & visitors? Any that you would change?

Rules are necessary to protect residents and property. However, rules must be clearly communicated, fairly enforced, and regularly evaluated.

Based on resident feedback, the rules that most need review are:

- Visitor education - rules are only effective if guests understand them before arriving.
- Wildlife interaction rules - we need clearer, island-wide consistency and communication, especially regarding hand-feeding, handling, and safety.
- Noise and safety regulations during peak seasons to ensure quality of life for full-time residents.

I'm not interested in adding rules for the

ONLINE Q&A

ANDY BARRETT

1. What are your top three priorities (in order) for Fripp and why?

1. Complete the new entrance to the island. A plan is in place and completion is underway. Thank you to all that has made this happen.

2. Maintain family ambience and natural beauty of the island.

3. Improve working relationship between the POA and the Fripp Island Resort.

2. Please articulate your view of the current relationship between the POA and the Resort, and if you believe it needs improvement, what will you do and/or recommend to develop a stronger working relationship for all Fripp residents and resort members?

I believe the current relationship between the POA and the FIR has improved, but it can be better. We need to recognize that each one needs the other. The amenities that the resort provide are vital and the POA memberships to the resort provide a much needed revenue stream. We should work in collaboration for improving Fripp Island. Perhaps a standing liaison committee could be established to keep each other informed on issues and future plans.

3. Beach Cleanliness is vital and important for all owners. Do you have fresh ideas that would help us promote that stewardship beyond the owners and upon our visitors/guests in a friendly

manner?

Compared to public beaches, our visitors and guests do a very good job of keeping the beach clean. Having trash receptacles available at every beach access is key. To appeal to guests in a friendly way use signage like:

“Keep our sea turtles safe by disposing of your trash in the receptacles provided.”

“Leave only your footprints, properly dispose of all trash.”

4. What do you feel are the urgent needs for Fripp Island that should be addressed?

I personally do not know of any urgent needs that have not already been addressed by previous boards. I realize marsh erosion is a major concern that needs additional consideration. A strategic plan for the future of Fripp to address the island’s needs after new home builds are complete on the remaining lots would be of interest.

5. What changes would you like to see for Fripp Island?

I love Fripp for what it has historically been, a family focused, fun, affordable destination to visit and live. I do not want any changes that would adversely affect these attributes! Changes to enhance this experience are welcome.

6. What are your thoughts about the current rules in place for Fripp Island residents & visitors? Any that you would change?

I believe the current rules in place for residents and visitors have been carefully considered and very reasonable. Enforcement is fair and equitable. At this time, I do not have any that I would add or change.

ONLINE Q&A

SCOTT WELMAN

1. What are your top three priorities (in order) for Fripp and why?

Priority 1, 2 and 3: Work more closely and cooperatively with the Resort to find win-win solutions for the benefit of all Fripp Island residents, whether members of the Resort or not.

2. Please articulate your view of the current relationship between the POA and the Resort, and if you believe it needs improvement, what will you do and/or recommend to develop a stronger working relationship for all Fripp residents and resort members?

As you can see from my answer to number 1 above, the current relationship needs significant work and I believe it is our first, second and third priority, with any other priorities taking a back seat. We can achieve a better relationship by coming to the relationship with an open mind with no pre-conceived notions, which is what I will be doing. I have found that sometimes we need to see issues through the eyes of the other party, and sometimes, while we may not like it, we must look in the mirror to see if we are being obstinate and too reluctant to change because we think the way we have been doing something in the past is the best and only way to do something. We need to embrace change when it makes sense and find compromise when we are at loggerheads. Bottom line – The FIPOA and the Resort need each other.

3. Beach Cleanliness is vital and important for all owners. Do you have fresh ideas that would help us promote that stewardship beyond the owners and upon our visitors/guests in a friendly manner?

Confronting people, whether other owners or visitors, about their behavior on the beach is tricky. Even when our words are intended to be viewed as helpful, good-natured and friendly, recipients do not always take it that way. We should always want visitors to feel we are a welcoming community. I believe the best thing we can do as owners is lead by example. While additional signage could also help, I would caution against diminishing the natural beauty of the island and our beaches with additional signage.

4. What do you feel are the urgent needs for Fripp Island that should be addressed?

We urgently need to mend the relationship with the Resort. As for other urgent needs, as I mentioned previously, I have no agenda and come to the board, eager to listen, learn and recommend actions only after fully understanding the issues facing our community. It would be unwise for me to comment at this time with limited information.

5. What changes would you like to see for Fripp Island?

My wife and I love the Island, and we continue to increase our time here until we become full-time residents. So, I believe preserving what we have that makes Fripp so wonderful is more important than looking for changes. Having said that, I remain open to embracing any change that not only preserves what we have but makes it better for all owners.

6. What are your thoughts about the current rules in place for Fripp Island residents & visitors? Any that you would change?

We have a lot of rules in place for owners and visitors. While we may not like them all, I believe they serve a valuable purpose of keeping us and the wildlife safe, respecting the rights of others, and keeping our property values high. At this point, while open to entertain changes, I have none to recommend at this time.



Fripp Island
Property Owners Association