

The Trawler



THE TRAWLER - ELECTION 2022

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

Nov 14 – Members in good standing as of this date are eligible to vote in this election.

Nov 15 – Paper Ballots mailed out.

Nov 22 – Electronic Ballots will be sent out.

Nov 22 – The Candidates’ answers for the Online Q&A will be posted on the Fripp Island Living website.

Dec 22 at 4:30 PM – Voting ends for this election.

Dec 23 – Results announced.



Scott Reale - President

Lou Wood- Vice President

Monte Runfola - Treasurer

Sharon Lawton - Secretary

Chris Cromer

Bob Jordan

Janet Manning

Michael O'Brien

Claude "Skip" Shriver

2022 FIPOA Board of Directors

Meet Your Candidates

The Election Committee is happy to announce the list of FIPOA Board Candidates for the Class of 2025.

Resident – 3 open positions

John Skiba

Dan Smith

Nancy Wingenbach

Non-Resident – 1 open position

Laura Parraga

Lou Wood

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

RESIDENT CANDIDATES



Meet Your Candidate



John Skiba

RESIDENT

Please provide a brief resume of yourself:

I spent over thirty years in Human Resources and developed a business understanding of commercial, international, DOD, and federal civil environments. Spent a significant amount of time supporting acquisitions, divestitures, and contractual workforce absorptions, as well as the communication, transition, and change management associated with the rapid redeployment of human capital. Was successful in both start-up and established environments and developed a working knowledge of all HR functions, with specific expertise in compensation, employee relations, employment/labor law, performance

management, talent acquisition and retention. I started my HR career with Thiokol Corporation in 1980, which became Morton Thiokol, moved on to Martin Marietta in 1987, which became Lockheed Martin. I joined Hewlett Packard in 2003, was a founding partner of a small consulting firm (CJ2), and rejoined Lockheed Martin in 2008. I accepted a buy-out package from Lockheed along with 600 of my colleagues in 2011. I established my own HR consulting practice (Human Capital Consulting). I worked briefly with Information Innovators Inc. in 2012, as their VP of HR. I reconstituted my HR consulting practice and began my transition to retirement. I graduated from the University of Delaware, with a BS Business Administration, Operations Management. Had the opportunity to participate in wide and varying training and development programs, including Emory University/ Lockheed Martin Institute's Executive Leadership Program. Maintained my SPHR designation for more than 25 years and held SSBI Top Secret clearance when required for my assignment.

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

I was a member/volunteer for a variety of committees, task forces, and events for the Poplar Tree HOA, Chantilly, Virginia during the nearly thirty years I resided there. I was a member of the FIPOA GM search task force, worked the Treasure Hunt and volunteer at Sandy's Library.

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

We began our search for a retirement residence in December 2015. My wife, Penni, had one requirement: "I want to be able to walk to the ocean." I spent innumerable hours on the internet looking at beach homes/lots from Bald Head Island, NC to Tybee Island, GA. We talked with quite a few realtors and visited dozens of ocean fronting communities. We chose Fripp Island and purchased property in 2018, started the design/construction process and moved into our home in January 2021. We love our marsh view with spectacular sunsets. We couldn't be happier with our Fripp experience. We've been making new friends and memories and look forward to making many more.

Why are you running for the FIPOA Board?:

Based upon what I've read, seen, and heard the last three years, I think the next three years might be as consequential for our Fripp Island Paradise as the years on either side of the 1983 agreement. While the sale of the resort is not yet complete, it likely will be. That along with what appears to be Fripp's largest new home construction boom in 20 years as well as the large number of existing property ownership transfers is providing the catalyst for significant change. We'll need to find our balance as a community. There are going to be bumps in the road. I'd like to think that I could help with managing the change and smoothing out some of the bumps.

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

Infrastructure, Security, and Sustainability are the biggest challenges and opportunities we're going to face. We'll need to examine and understand the requirements, develop solutions, give voice to differing views, develop plans, find consensus, expand funding sources and execute. Need to do it all expeditiously and transparently with a volunteer board and a POA filled with very strong and diverse opinions. It isn't going to be easy. Prioritization, communication, and execution will be the essential elements of our success. There will be disagreements about the who, what, when, where, and how of things getting done. We're going to need to trust that all of us (the Board, GM, and property owners) are working to do the right thing for Fripp.

Are there any committees, in particular, that you would have an interest in?

Finance Committee, Strategic Planning Task Force and Community Involvement Task Force.

Please Explain

Based upon the most recent BOD meetings, I believe the current BOD is working diligently to develop/redefine a model structure for committees/task forces. This model would then be populated with specific functions, goals, objectives, responsibilities, operating authority and reporting guidelines. I believe my background and interest would lend itself to supporting one or two of the groups I've checked above. I would do my best to support any committee/task force that needed/wanted my support.



[VIEW JOHN'S FULL APPLICATION ONLINE](#)



Meet Your Candidate



Dan Smith

RESIDENT

Please provide a brief resume of yourself:

Retired worked as an engineer for over 40 years with the last 20 setting up and running maintenance programs for major companies as a consultant.

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

Have construction and maintenance experience to include budgeting

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

Family moved here 3 years ago. My wife and I purchased our villa in March and moved here full time in July.

Why are you running for the FIPOA Board?:

Want to get involved

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

I believe there are many.

Are there any committees, in particular, that you would have an interest in?

Roads, Drainage & Bridges Committee, Strategic Planning Task Force, Wildlife Management Planning Task Force and Parking & Passes Task Force.

Please Explain

Believe my experience can help in these.



[VIEW DAN'S FULL APPLICATION ONLINE](#)



Meet Your Candidate



Nancy Wingenbach

RESIDENT

Please provide a brief resume of yourself:

I became a resident of Fripp Island in 2017, though my husband and I bought a lot in the early 90s. We built a house that was finished in 2004. I was working in educational administration and my husband was an executive for a metals recycling company. When my husband, Ed, passed away in 2005, I continued working in the Cleveland area but spent as much time as possible here on Fripp. Finally, in 2013, I retired from my position of Superintendent of Schools. At that time, I was reluctant to leave my place in Chagrin Falls, Ohio, and so remained there until I gathered my courage to move to Fripp as a permanent resident in 2017.

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

I have served as an educator of over 32 years moving from high school English teacher to Director of Curriculum and Instruction to Superintendent of Schools. During these years, I had experience leading strategic planning for the district, negotiating various union contracts, working with the school boards on budgeting in five year increments, building relationships with the teaching and support staff, the community and the students and parents, as well as collaborating with other Superintendents in the greater Cleveland area. During this same time, I was active within my community and with the local schools where I lived. In that community, Hinckley, Ohio, I served 23 years as an active member the Board of Education, again dealing with negotiations, strategic planning, personnel, budgets and levies (approved by the community), coordination among the schools, etc. Concurrently, I served 16 years on the Career Center Board of Education. This Career Center brought in students from across the county and provided a solid education in technical fields as well as in the academics. We had many students, who continued on to colleges and advanced technical schools. Again, I experienced many of the same areas of focus as listed above. In both school Boards, Executive sessions were necessary but kept to the legal reasons for going into executive session for discussion. Beyond the school connections, I have served on non-profit boards: Olympics of the Mind and Destination Imagination International Board of Trustees _ member and in various officer positions Fighting Cancer Through Nutrition (FCN) Foundation - Chair of the Board Florida State University Libraries Advancement Board Since I now live here on Fripp, I have participated in the Fripp Island Women's Club (was an officer), chaired the Cake Walk, participated in the Scholarship Committee, and currently work on the OutReach Committee. I have been on Turtle Patrol for 3 years Currently am on Fripp Island Sea Rescue and will be chairing the St. Patty's Day Golf Tournament. In other ways, I am active in golf, working on Pickle Ball and enjoy two book club discussions.

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

Discovered Fripp while staying at Dataw. We were looking for a place for retirement. Once we came on to Fripp and rode around and experienced Fripp with a real estate agent. we never looked back. Bought our property in mid 90s but did not build until early 2000's. We visited often and I finally moved here in 2017. The Island is beautiful, peaceful and friendly. I always breath a sigh of happiness and relief as I drive over the Fripp Bridge to home.

Why are you running for the FIPOA Board?:

I feel that real changes are coming to the Island and the Property Owners Association could and should play a significant role in supporting the interests of the Residents. Ownership has changed, and this Board should be attentive to the plans and the implementation of those plans. We have an encroaching sea and we must activate all our resources to address the problems. Much building is going on and the POA should plan strategically for the future of the Island, develop policies to protect the homeowners investments, and look out several years in terms of the financial status we wish to have .I fully believe in a proper reserve fund that could take us out at least two years.

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

Developing a strategic plan that will set markers over time to be able to assess progress and determine potential modifications
Putting policies in place to protect our Island financially and physically.
Creating opportunities for Town Halls and sharing the work of the standing committees to provide transparency. Climate Change as it affects the Island with rising seas Working with the Resort Owners to maintain our "smallness" and our natural beauty.

Are there any committees, in particular, that you would have an interest in?

Shoreline Committee, Wildlife, Environmental & Grounds Committee, Strategic Planning Task Force, and Wildlife Management Planning Task Force.

Please Explain

I have a particular interest in anticipating our future as an Island given the reality of rising seas, changes in the shorelines and other potential climate issues. Maintaining wildlife at a reasonable level given all the building is becoming more difficult. We actually need more protected green space. I believe that a close connection between the strategic plan and the actual yearly expenditures is necessary and that a reserve fund should be built to carry two years of operational expenses



[VIEW NANCY'S FULL APPLICATION ONLINE](#)

NON-RESIDENT CANDIDATES



Laura Parraga

NON-RESIDENT

Please provide a brief resume of yourself:

I have been one of the very lucky ones to have been a life long Fripp Island vacationer since 1974. My grand parents actually started coming to this very special place the year after the bridge from Hunting was built. Born and raised in Aiken, SC coming to Fripp every June was always the highlight of my year and where I made the best memories. Now my children and grandchildren get to experience the same things I cherished from my childhood. I have made a life long dream come true as we this year purchased lot and can not wait to start the building process. I currently live on the west coast of Florida but look forward to having a home on Fripp for an escape and eventually retire to. I am currently the treasurer of my local HOA in my community the Homes of Riviera Dunes. I would hope to be able to continue the legacy that Fripp has of being a small beautiful island but that is also able to adjust to the changing times of the life and people around us.

Meet Your Candidate



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

Currently the Treasurer and a board member of my HOA for 4 years
Board member of USA Gymnastics of Florida

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

My Grandparents =)

Why are you running for the FIPOA Board?:

To be a new voice.

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

Teenagers and golf cart safety in the summer.

Are there any committees, in particular, that you would have an interest in?

Finance Committee, Shoreline Committee, and Parking & Passes Task Force.

Please Explain

I have background in all as we have had issues in my community in the past.



[VIEW LAURA'S FULL APPLICATION ONLINE](#)



Meet Your Candidate



Lou Wood

NON-RESIDENT

Please provide a brief resume of yourself:

I grew up in Macon, GA the son of a small business owner. My passions were sports and music. I participated in three sports from the fifth to the twelfth grade. I played bass in a rock band from the ninth grade to our senior year in college. Now I primarily spend my time observing sports, listening to music and volunteering much of my time as a FIPOA Board Member. My wife Ponda, of 49 years, and I were college sweethearts meeting while attending UGA. Our first meeting is my favorite story to tell. She blessed me with two beautiful children. Those two have blessed us with two awesome spouses and four beautiful grandchildren. Ponda and I enjoy collecting antiques, cooking together, and sipping/collecting Pinot Noir. We rotate spending our time at Fripp, our primary house just outside Athens, GA, and a weekend place on Lake Hartwell. As the son of a boat dealer, I love boating. We have a vintage 1990 Ski Nautique and Poppy's Yacht (read 20 foot pontoon boat named by the grandchildren). In the last six years I started playing golf again. It is a great and humbling sport.

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

Elected to the FIPOA Board of Directors in the 2021 Special election

Elected as Vice President of the FIPOA Board of Directors in 2022.

Chair of the Roads, Drainage Bridges Committee in 2022

General Manager Search Taskforce in 2022

Member of Strategic Planning Taskforce 2022

Other types of volunteer experience in the community include

Coaching youth sports (baseball and soccer), Sunday school teacher, member of the church choir, children's church, finance chair of church

board and President of HOA in Roswell, Georgia. A member of UGA

fraternity alumni board, mentor of UGA football program and mentoring people for their personal and professional growth utilizing the "L&A

Leadership Model" which I developed. (Love and Abundance, caring and

sharing, care enough to speak up early and share without fear). Mentoring

is one of the most rewarding volunteer activities that I do.

Professional Experience:

BBA MGT UGA Terry College of Business

- Thirty three years with Johnson & Johnson (JNJ)
- Multiple positions within the organization. Each with increased level of scope and responsibility
- Recipient of "Johnson & Johnson Standards of Leadership Award"
- Elected twice by my peers as President of Sales Director Board
- Multiple President Circle Awards (Top 5%)
- Head of Incentive and Compensation Task Force
- Head of Career Development Task Force Lead facilitator of Management Development Lab for potential managers
- Head of Time Management program for new field managers
- Former Guest Lecturer "The Institute of Leadership Advancement" UGA Terry College of Business
- Ten plus years as advisor/consultant/ speaker within the Healthcare industry
- Founding member of Healthcare startup company
- Developer of "L&A Leadership Model"

The above experiences, awards, positions etc. come from decades of success and most importantly learning from my many failures. I'm truly grateful for the training, mentoring and support I received while at Johnson & Johnson. Most importantly, I'm grateful to my wife and kids for supporting me through our numerous moves and my continuous travel to gain these invaluable experiences.

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

Our great friends Johnny and Carole Godbee, whom we met in Sunday school class after we all left UGA, told us about buying a house on Fripp Island while we were tailgating in Athens before an evening football game. Their son-in-law Josh started the conversation by saying he could be watching a spectacular sunset on Fripp Island. The following Fourth of July, 2005, our entire family went to Fripp to visit their family. We drove over from our condo on HHI in the afternoon. We sat on the beach and later Johnny took us for a golf cart ride around the island nearing sunset. We witnessed decorated golf carts, deer roaming the island, lush vegetation and so much more. Upon returning to HHI we took a family vote to stay on HHI, or sell and buy on Fripp. The vote was unanimous, 6 for Fripp and 0 for HHI. We then started our search for a home without ever spending one day or night vacationing on Fripp. It took us several months to find the right house for our family. When we did find it, we all agreed it was the perfect family beach house for us. That was seventeen years ago. We have watched our four grandkids spend every summer of their lives on Fripp. Those memories are priceless as are the many friendships we have developed over these last seventeen years.

Why are you running for the FIPOA Board?:

I was elected in 2021 to complete a term of a former Board Member. I have enjoyed my time on the board since and would like to continue the work that has started. I am now eligible to run for a three year term. We have faced many changes and challenges as a board in 2022. I would like to be able to continue working with this board and the island membership to become strategically aligned moving forward as we have many more challenges ahead. As the current chair of our Roads, Drainage and Bridges Committee, I want to be able to continue our strategic efforts in establishing an island first Storm Water Master Plan and the development and completion of a paving condition index study. Both of these endeavors will set Fripp Island up to be strategically aligned for years to come. As a current member of the Strategic Planning Taskforce, I want to continue utilizing my strategic planning background. Once completed, our strategic plan will be the lens through which our operational business plan and capital plans can be developed. This is an ongoing task that will help enhance our ability for overall success for years to come.

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

- Fiscal Responsibility
- Improving, preserving and maintaining our island's infrastructure through an effective plan and approach. Areas will be addressed through our Storm Water Master Plan as well as a Paving Condition index study to protect and preserve our assets.
- To continue to address Shoreline Erosion at the front of the Island including the bridge abutment and along Tarpon Boulevard, as well as the Salt Marsh area.
- The Security needs of Fripp Island will continue to be an area to address by working with our owners and our Security Management partner.
- Continued improvement of consistent communication with our island partners, FIPSD, Springtide LLC, and new resort ownership.

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

Please Explain

I want to continue as chair of RDB Committee. Also, As a current member I want to continue working on the Strategic Planning Task Force.



[VIEW LOU'S FULL APPLICATION ONLINE](#)

ONLINE Q&A

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

Election Committee

Questions for Candidates – 2022 Election

I. Transparency and Communications

- What is your definition of transparency and how will you help ensure that the Board effectively demonstrates it in their operations?

II. Infrastructure

- Which elements of Fripp’s infrastructure do you feel require the most attention and how do you propose that decisions are made on how funds are allocated to address them?

III. Water / Flooding Management

- Given the current drainage issues across the island following heavy rains and king tides, certain to worsen with rising water levels, what should we be doing now to mitigate the issues and plan for the future?

IV. Collaboration

- What is your vision for maintaining a positive and productive working relationship and ensuring effective collaboration amongst the various entities on Fripp, specifically the POA, PSD, FIR and the incoming FIR ownership?

V. Finances and Fiscal Responsibility

- What is your vision for funding ongoing operating expenses, raising, reserving and allocating funds for special projects or unforeseen needs and demonstrating fiscal responsibility with the property owners’ money?

VI. Safety and Security

- How satisfied are you with the management of Fripp Island Security and can you recommend areas of responsibilities which you feel need more attention?

ONLINE Q&A

JOHN SKIBA

I. Transparency and Communications
Transparency means to share your thoughts and opinions honestly and respectfully. It is an approach to communicating and forming relationships that emphasize being direct with people. I'm committed to open and respectful communication.

II. Infrastructure
I think the current board's task force efforts on enhancing/updating a detailed strategic plan will provide essential information for all of us. There is an update due at the November 19th Board meeting. Integrating the work product of the other requisite committees and task forces into that strategic plan provides the path forward. The BOD approves the annual operations plan that incorporates the strategic plan goals and metrics. I do believe we will need to increase revenue, in order to implement the Island's infrastructure requirements.

III. Water / Flooding Management
The Board actions on drainage during the last two years have been a combination of mitigation and future planning. I support the issuance of the Stormwater Master Plan RFP. I think the study results are essential for identifying and then addressing water management island wide.

IV. Collaboration
Transparent communication is essential for forming and maintaining positive and

productive working relationships. All those mentioned entities, Springtide, and a few more have our Island paradise as a common interest. I think to the degree the other parties are willing, the BOD should expand and enhance communication, both formal and informal with all stakeholders. The better we understand each other's goals and objectives the more likely we'd be able to work both collaboratively and cooperatively. Collaboration and cooperation won't ensure success, but it surely improves our odds. We should revisit the '83 agreement.

V. Finances and Fiscal Responsibility
I support a comprehensive Capital Reserve Study, as proposed in the FY 2023 budget. I believe the Strategic plan task force will be providing a clearer and fuller picture of our future financial requirements. We need to examine and propose bylaw modifications that will enable the operationalization of the Strategic plan and provide the BOD with more flexibility to address unforeseen needs. We need to seek and find additional, alternate, single time, and sustainable funding sources. We need to revisit the '83 agreement and determine if there are modifications that could positively impact the financial and /or operational responsibilities of the parties, consider and implement those modifications as mutually agreed.

VI. Safety and Security
Security is our largest operational expense. By necessity, we outsourced this activity to Security Management of South Carolina earlier this year. Security is, for me, one of the three most important features of

our Island paradise. Is there room for improvement? Absolutely!

I believe current Board members and our GM have active exchanges regarding potential enhancement and modification of that contract as well as modifications to the security related POA rules, regulations, and guidelines. I propose we continue those exchanges and establish a firm timeline for implementing the top five or six elements/modifications before the start of the '23 season.

ONLINE Q&A

NANCY WINGENBACH

1. Transparency and Communications
Transparency is providing clarity to the considerations, the actions, and the policies of the Board. To be transparent, both agreements and disagreements around a specific item or action should be provided in a concise format so the community understands the Board has completely reviewed the issues involved in the decision. Executive sessions should be held only for the reasons of legal matters, formation of contracts, member discipline, personnel matters, or payment plans. The reason for holding the executive session should be announced. If discussion moves to other items not included in the reason for the executive session, members must be held to the original reason. Though no actions can be taken in executive session, an announcement should be made prior to going into executive session if action may or will be taken after the session.

Emergency Board meetings must be announced and the reason for the meeting provided.

I believe both transparency and communication are improved by active listening when Board members or Community members speak.

Communication has improved over the last year, and I hope to see it continue. The communication through the Trawler, the General Manager's updates and the Chief of Security updates has been well done. Perhaps immediately following the general

meetings, a concise summary of the essential items acted upon could be provided. Minutes of the meeting generally arrive later.

2. Infrastructure
Several elements of the infrastructure need to be addressed immediately and a long-term plan developed to maintain the integrity of the work to be done in the short term. The Shoreline committee has identified several areas (Fripp bridge abutment, the Inlet Marsh erosion, and the Blue Heron Dam) which should be addressed quickly, and I understand the POA is currently focused on these areas and in dialogue with various parties to develop and implement a working plan. I am not sure of the current budget being used but I hope some of the recently collected special assessment can be used.

Other elements of the infrastructure also of importance are the drainage issues (addressed in next question), the roads and the diminishing green space because of the increased building.

As the new owners come aboard, their prospective of the current infrastructure may impact the direction of FIPOA plans. A joint meeting of the POA, PSD, and the new owners would be beneficial.

Decisions on allocation of funds to address the infrastructure should be based on priority of need and should be strategically allocated over a 5-year budget projection.

3. Water/Flooding Management
Currently, much work is being done (led by Mr. McCarter) on the drainage system at the north end of Tarpon through River Club and into a major drainage ditch. This should help

in reducing the flooding around the Gate area that is consistent with any heavy rain. If this is the beginning of the plan to rework various areas of the Island such as the “big ditch” running across the Island, then the PSD and the POA are addressing the needs. However, the King Tides and the rainstorms are also impacting the various shorelines, eroding the edges of the Island, and pushing the sand across some of the marsh. The walls that were erected have helped but perhaps they should be extended based on the approval of the State. There have been several studies by state and research entities and some work/consultation with Dr. Young in looking at the future problems. That work should continue and result in an appropriate step by step plan to further protect the Island.

4. Collaboration

My vision for maintaining a productive working relationship with the various entities on the Island is centered around the concept that decisions must always be based on what is “best for the Island”. That means put politics aside and focus on the issues that may be shared responsibilities among the various groups. For instance, the flooding and drainage issue is of common concern to all entities as the situation crosses from homeowners and rentals to commercial enterprises. A coordinated effort among the impacted groups may solve the related problems.

The incoming FIR owners will come to the table with their agenda and all entities will need to listen carefully and then create a dialogue with the new owners to provide a realistic view of our Island and its values and operations. Hopefully, the various agendas

can be reconciled, and we can unite in the preservation of this Island as a wholesome and comfortable community.

5. Finances and Fiscal Responsibility

I strongly believe in a strategically developed 5-year budget projection that includes contribution yearly to a reserve fund that could support the operations for at least one year. The 5-year budget would be developed based on analysis of past and current expenditures, anticipated expenditures such as infrastructure needs, and built-in renovations that should be maintained on a cycle such as road repair. This budget should include any special assessments that were approved for specific reasons. It is essential that the budget be transparent and expenditures outside the budget be identified. Someone (sorry, I do not have the name) posted an email in September listing 10 statements about budgets. The one that stood out to me was: “If you increase your assessment every year, you have a spending problem”.

6. Safety and Security

I am pleased with the management of the Fripp Island Security as it progressed with our recent Chief and now with the current Chief. Recently, we had good coverage of the crowded roadways as the summer traffic clogged our pathways. The Security officers were responsive and attentive, especially to the golf cart drivers and partying going on. However, we must find a way to prevent large groups of young people coming onto the Island and gathering either on the beach or at the end of Tarpon, drinking and littering the area with beer cans and bottles. Perhaps more stringent enforcement of traffic rules, especially the speed limit, would be helpful.

ONLINE Q&A

LAURA PARRAGA

1. Transparency and Communications

- What is your definition of transparency and how will you help ensure that the Board effectively demonstrates it in their operations?

Answer: To me transparency equates to openness. I am currently the treasurer on my HOA board here in Florida. Keeping all the financials open and easy to understand is paramount. Neighbors want to know what they are paying for and where it is going. Transparency even in situations where there are mistakes is important. People are much more understanding when a mistake has been made and admitted than finding out after they have been hidden.

2. Infrastructure

- Which elements of Fripp's infrastructure do you feel require the most attention and how do you propose that decisions are made on how funds are allocated to address them?

Answer: Security. As the number of people has grown so has the number of issues. Fripp has been known for safety and security for decades. This must be our top priority. Having clear rules that are communicated often is paramount. Then following through with repercussions to breaking those rules is a must. As far as funding I would need to see the details of current funding and how high this is on the priority list.

3. Water / Flooding Management

- Given the current drainage issues across the island following heavy rains and king tides, certain to worsen with rising water levels, what should we be doing now to mitigate the issues and plan?

Answer: I am not very knowledgeable on this subject but living on the Gulf of Mexico I do believe having appropriate barriers and ways the rainwater can retreat is of high importance. Having experts in this field to consistently give us options would be helpful.

4. Collaboration

- What is your vision for maintaining a positive and productive working relationship and ensuring effective collaboration amongst the various entities on Fripp, specifically the POA, PSD, FIR and the incoming FIR ownership?

Answer: Communication. Having a liaison from each entity that meets to communicate on a regular basis is important. Too many voices I believe does not get points across. In this situation the less people involved the better to actually get things communicated.

5. Finances and Fiscal Responsibility

- What is your vision for funding ongoing operating expenses, raising, reserving and allocating funds for special projects or unforeseen needs and demonstrating fiscal responsibility with the property owners' money?

Answer: Communicating the order of our priorities as an Island. Focusing on the major needs of the moment then trying to figure out the costs to fix those. Then finding the funds to do so. People do not seem hesitant to pay when they see action and the problems being fixed.

6. Safety and Security

- How satisfied are you with the management of Fripp Island Security and can you recommend areas of responsibilities which you feel need more attention?

Answer: I would say a 6 out of 10. Golf carts and underage drinking while driving the carts is the most worrisome. Having a way to implement additional security guards from Memorial Day to the second week in August would be helpful in combatting these issues.

ONLINE Q&A

LOU WOOD

I. Transparency and Communications

- What is your definition of transparency and how will you help ensure that the Board effectively demonstrates it in their operations?

I operate through the lens of my L&A Leadership Model. In essence, the love and abundance (L&A) represents caring and sharing. When one operates by caring enough to speak up early and share without fear, an open and honest dialogue is possible.

The Board should utilize as many forms of communication as possible with our membership such as email, phone, the Fripp Island Living Website, Town Halls, Committee and Task Force meetings.

II. Infrastructure

- Which elements of Fripp's infrastructure do you feel require the most attention and how do you propose that decisions are made on how funds are allocated to address them?

As current chair of the Roads, Drainage and Bridges Committee, we are in the midst of island firsts to include a Storm Water Master Plan and a Pavement and Gravel Road Management Plan. These two vitally important plans will give us strategic direction and will prioritize our island wide needs related to drainage and roads. This will set Fripp Island up to be strategically aligned for years to come.

The shoreline erosion at the front of the island including the bridge abutment and along Tarpon Boulevard will need to continue to be addressed.

Capital expenditures will be based on the priorities of the engineering experts who provide us with the plans for these areas. At that point, it will then become a board decision on allocation of funds based on these recommendations.

III. Water / Flooding Management

- Given the current drainage issues across the island following heavy rains and king tides, certain to worsen with rising water levels, what should we be doing now to mitigate the issues and plan for the future?

As stated in the previous question and answer regarding infrastructure:

As current chair of the Roads, Drainage and Bridges Committee, we are in the midst of island firsts to include a Storm Water Master Plan and a Pavement and Gravel Road Management Plan. These two vitally important plans will give us strategic direction and will prioritize our island wide needs as related to drainage and roads. This will set Fripp Island up to be strategically aligned for years to come.

IV. Collaboration

- What is your vision for maintaining a positive and productive working relationship and ensuring effective collaboration amongst the various

entities on Fripp, specifically the POA, PSD, FIR and the incoming FIR ownership?

We need to strategically align FIPOA with our partners to include the new owners of FIR, Springtide LLC and the FIPSD.

I feel at this point we have an excellent new opportunity for a more enhanced relationship with these entities. We have a new General Manager as well as new owners of FIR. At a minimum we should schedule quarterly meetings with all parties involved in order to ensure success. Our key areas of focus should be economic sustainability, island infrastructure, safety and security, grounds and wildlife and community.

V. Finances and Fiscal Responsibility

- What is your vision for funding ongoing operating expenses, raising, reserving and allocating funds for special projects or unforeseen needs and demonstrating fiscal responsibility with the property owners' money?

As a part of the Strategic Plan Task Force, we are addressing each of those issues. The goal is to maintain sufficient working capital reserves to fund POA operations for 60-90 days. We are developing a plan to ensure island capital needs are identified and a funding strategy is put in place. We will need to identify revisions to our annual assessment to address our increasing capital needs.

The board is currently working on the development of a spreadsheet that will be easily read by the membership and will document capital fund spending and special assessment usage. This document will be placed on the Fripp Island Website and updated quarterly.

VI. Safety and Security

- How satisfied are you with the management of Fripp Island Security and can you recommend areas of responsibilities which you feel need more attention?

The communication is going well with our security management company. We have a new security chief who is in his second week on the job and is extremely qualified to help us with all of our security issues. He will be developing a strategic plan for us via a SWOT (strengths, weaknesses, opportunities, threats) analysis. Everyone will be given an opportunity for input.

As a current board member, we listened to our membership and have budgeted additional funds to increase security personnel with three part time security officers to address seasonal vandalism and misbehavior.



Fripp Island
Property Owners Association