



## RESTORING FRIPP

*Chris Assaf, President FIPOA Board of Directors*

One of our favorite activities during the summer is a golf cart ride on Saturday evenings. I love watching each group of weekly visitors discover our island for the first time. Is there anything more magical than seeing a child point out the wonders of Fripp to their parents?

We are all so blessed to own property on this unique barrier island. However, this blessing comes with significant responsibility.

The time has come to Restore Fripp. None of us want our island to become one of those places that “used to be nice.”

Please **VOTE YES** on the proposed special assessment in March. Our finance team has totally revamped FIPOA’s financial management. Our entire board has carefully studied our needs and determined the associated costs. We have also restored our island in the wake of Hurricane Matthew. This taught us a great deal about maintaining adequate financial reserves.

Part of our proposed special assessment will be used to fund shoreline restoration. Dr. Rob Young presented our Beach Management plan to you on February 25<sup>th</sup>. The second component is disaster recovery. We are holding a town hall meeting on March 20<sup>th</sup> at 5:00 PM in the Fripp Island Community Centre. Charlie McCoy will provide full financial details of the assessment. John Derrick will be available to answer questions regarding the disaster recovery plan. You may attend this meeting by ZOOM and will receive the full presentation by email on March 13<sup>th</sup>.

Restoring Fripp is the only viable alternative for our future. I urge you again to **VOTE YES**. Working together, we can be sure that young children will be awed by the wonders of Fripp for generations to come.



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## 2017 Board Candidate Questionnaires

The FIPOA Board of Directors issued this year's candidates for the Board a list of ten questions and requested their replies. We print them here to better inform your votes.

We have placed the candidates' responses in the same order and color as their biographies last issue. Please refer to the January Trawler [frippislandliving.com/wp-content/uploads/Trawler-2.pdf](http://frippislandliving.com/wp-content/uploads/Trawler-2.pdf) for photos, in-depth personal and Fripp Island information on the candidates.

*Questionnaire responses begin on page 4.*

# FIPOA

## Splinters from the Board

**Resolution 751:** To adopt Rules and Regulations Governing the Registration and Operation of Golf Carts, Low speed vehicles and UTV's. **RESOLUTION RESCINDED.**

**Resolution 729:** To Modify the Owner Decal Policy to be distributed to Linear Family Only. **Resolution approved.**

**Resolution 752:** Action without a Meeting - To Amend Bylaws. **Voting is March 2.**

To see the minutes of meetings, go to: [frippislandliving.com/owners/property-owners-association/poa-organization/board-meetings/board-meetings-minutes/](http://frippislandliving.com/owners/property-owners-association/poa-organization/board-meetings/board-meetings-minutes/)



**Bonnie Combes**

**Carl Kuhn**

**Sharon Sutton**



**WELCOME**

## Fripp Island New Owners January 15 – February 26, 2017

*James & Amanda Connelly, Elberta AL*

*Darrell & Trina Coven, Blythewood SC*

*Graham & Yu Chieh Galloway, Atlanta GA*

*Todd & Allison Baker, Grosse Pointe Park MI*

*Donna & Robert Duke, Appling GA*

*Michael Still, Ulmer SC*

*Thomas & Laurelee Metz, Wading River NY*

*Ora & Natalie Parish, Martinez GA*

*Richard & Tara Carlson, Arnold MD*

*Ellen Boone & Harold Waller, Decatur GA*

*Richar & Jayne Miller, Spartanburg SC*

**New owners on Fripp Island: the FIPOA website information will help with the transition. [frippislandliving.com/owners/owners-resources/owner-information/new-owners/](http://frippislandliving.com/owners/owners-resources/owner-information/new-owners/)**

## MARKETPLACE

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## THE TRAWLER

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225 Tarpon Blvd Fripp Island SC 29920  
Or email [treeves@frippislandliving.com](mailto:treeves@frippislandliving.com)  
Letters must be 250 words or less.

Deadline for the May TRAWLER is April 30<sup>th</sup>.

FIPOA Board Meeting Schedule  
March 11, 2017 – 9:00 AM at the  
FIPOA Administrative Office

**FIPOA Annual Meeting**  
**April 8, 2017 – 9:00 AM at the**  
**Fripp Island Community Centre**  
(This schedule is subject to change.)  
All meetings are open.

### Board of Directors 2016 – 2017

Chris Assaf – President –

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Tina Turner – [Tina@frippislandliving.com](mailto:Tina@frippislandliving.com)

### FIPOA EMAIL SUBSCRIBER SERVICE

Receive notice of minutes and other pertinent information as it happens. Send an email to [generalmanger@frippislandliving.com](mailto:generalmanger@frippislandliving.com) with "add me to the minutes list" in the subject  
Or write FIPOA, 225 Tarpon Blvd, Fripp Island, SC 29920 with your name and email address. We would like to have EVERY owner subscribe to this service.

Email addresses will be kept confidential.

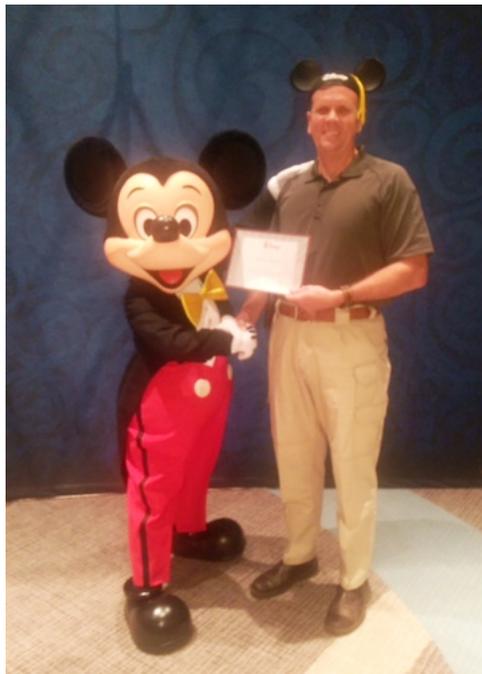
# ISLAND SERVICES

## CHIEF'S CORNER

*Mike Senecal, Chief of Security*

As you all know, we implemented the new Application By Design, inc. (ABDi) pass system on the first of February. The system requires a new personal identification number (PIN). The new PIN number will be four digits versus the eight digit PIN required in Blacksky system. The new system should be a seamless transition for most owners. With the exception of your new pin, ABDi was able to import most homeowners' information from the Blacksky system. However, we may require updated information such as phone numbers and vehicles. Please be patient, the new system, when fully implemented, will be much more user friendly. As always, if you do have questions concerning the ABDi pass system do not hesitate to contact the Security office, one of the officers will be more than happy to assist you.

As spring approaches, we will see the island will become a busy place. Spring break, high school proms, and numerous golf tournaments will soon be here. I ask all please, if you see something, say something. The beauty of Fripp Island is legendary, and because of this, people come to enjoy the island life; however when you come to visit, you must respect the area you are visiting. Our Security Staff adopts a proactive approach to Community Policing, but as with anything, we need your help.



Over the past few weeks, the Security Officers have had to replace the barriers on Porpoise Road. Please do not travel on this section of the roadway. It is unsafe, and could further damage the road. We have placed the barriers up for a reason, please respect it.

The South Carolina Law Enforcement Division (SLED) has implemented new guidelines for the training of Security Officers. I had the opportunity to attend the training in January. The new curriculum will improve the knowledge and proficiency of our officers. The training will start with all new hires, and as each officer renews his/her SLED card, he or she will undergo the new training. Previously, each officer was required to undergo a four hour period of instruction for the basics and four hours of firearms training. This was all you needed for the duration of employment. The new requirement is the four hour training for basic and four hours of firearms every year when you renew the license. So many of these skills are perishable, and yearly training is invaluable.

I had the opportunity to attend the Disney Institute Approach to Quality Service from February 14 to 17. The class was very informative. Disney's approach to quality service is something we would like to emulate. Their approach to quality customer service is that it starts and ends at the parking lot. I will be instructing the Security Officers in the different ways that we may be able provide better service to meet the needs of our homeowners, guests and visitors.

As I close, please, if you would like to speak with me, my office door is always open. If you would like to call, you can reach me at 843-838-2334, my cell phone is 843-263-3307, or e-mail me at [Security@FrippIslandLiving.com](mailto:Security@FrippIslandLiving.com).



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# CANDIDATE QUESTIONNAIRES

## Ralph Burchfield – Resident Candidate – Incumbent

**1. List the top five specific priorities for the FIPOA as you see them, in order of priority. Discuss the timetable for which you see them completed.**

1. Increase Revenue – immediately and over the next 3 years to improve reserves and infrastructure.
2. Improve shoreline and beach access – now and ongoing. Our most important asset needs attention and improvement to keep Fripp as a destination.
3. Strategic Plan – 1 year. An update is required from our plan of three years ago. The new plan must show vision that will include the Resort and PSD.
4. Drainage/flood plan – 2 years. This is outside of ongoing drainage issues. The developers did not install proper drainage in older sections of the island. I am meeting with Beaufort county waste water management and private companies to understand our options.
5. Improved amenities – 2 years. To improve the attractiveness of Fripp we must return to having fine dining and a new health club facility.

**2. What is your opinion of overall condition of our infrastructure (Shoreline, grounds and common areas, roads, drainage) as it compares with regional communities? What would you do to change this, if anything?**

Overall good, but not great. We have an infrastructure built on a budget. We have done well given our low revenue base and we have developed a reserve base as well. Strides have been made the past 3 years in improving all roads as well as grounds. We have started developing our shoreline strategy. There is a plan on improving infrastructure but it will require new revenue to make Fripp great.

**3. Fripp property values have sustained dramatic losses over the last decade. Any measure of recovery from the real estate crash of 2008 has been negligible and has not kept pace with comparable communities. What causes unique to Fripp are to blame? What would you do to address this?**

This will not be a popular answer. In many seasonal resorts there are policies that control density per home rented. We rented our home for ten years before moving to Fripp,

and during that time we controlled our visitor number. The seasonal overload creates pressure on our island infrastructure and resources. Increased demand increases prices. Returning to the trend of visiting, falling in love with Fripp, buying a summer home and retiring on Fripp will improve values. So, controlling density, and improving beach accesses and amenities will assist in improving demand and home values.

**4. Given the Hurricane Matthew related costs the FIPOA has sustained, how would you address our shortfall and long term FIPOA funding requirements?**

I have been involved with our POA strategy in addressing this serious issue. We were fortunate to have a good reserve base, and we must complement this board and previous boards for this achievement. We now need more revenue to improve our reserves and to improve our infrastructure. We should institute a special assessment, request an increase in annual fee base and investigate future new streams to offset future operating cost increases.

**5. Board opinions and issues are sometimes contentious. What level of strategic expertise and experience do you bring in working with other leaders and stakeholders?**

First of all, I seriously believe in the benefits of strategic planning and a team with a common vision. I used strategic planning my entire career as it was paramount in developing new products and services. As president of a large division including manufacturing, I worked closely with our unions in solving critical issues that resulted in a win/win for all. I never had an idea that wasn't improved by a team mate. In my tenure on the board, I have attempted to be a solid team player for all. I have attempted to lead by example by clearly stating my strategic plans and operational objectives for all to see every year. It is critical for each board member to work on specific objectives but to a common vision.

**6. In a brief answer, what do you consider the worst thing to happen to Fripp in the last five years (absent Hurricane Matthew), and what do you consider the best.**

The worst would be our delay in addressing the issues associated with our shoreline. The best was having adequate strategic reserves to assist us when we needed them this year.

**7. Do you believe Fripp has too many rules or not enough? If you were required to eliminate one Fripp rule/policy what would it be? If you were required to add one?**

Every community (even farms) has governing rules, some more strict than others. I was previously on the ARB which had firm guidelines to follow. When I became chairman I attempted to assist home owners by offering alternatives or suggestions especially when their applications were denied. The objective was to encourage investment in Fripp. Last summer I overheard a woman say, she “liked Fripp because it didn't have a lot of rules.”

If we were to add a policy, I believe we need a policy on personal trailers limiting them to only home owners, not guests. Our current situation creates unnecessary efforts by our security staff in addressing trailer clutter and their supervision. *cont. next pg.*



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# CANDIDATE QUESTIONNAIRES CONT.

## Ralph Burchfield (cont.)

### 8. What is your opinion of the Fripp Island Resort (FIR) and its impact on Fripp and Fripp property values?

Our resort is a business and a business must make money to be successful. There are many failed examples in the low country and I am pleased that our Resort is not one of them.

Our Resort offers great golf, tennis and pool facilities. It offers good family dining at reasonable resort pricing. If fine dining returned and/or first class health club facilities introduced, maybe all the Fripp residents would cancel their memberships at Dataw.

### 9. What measures if any do you believe the FIPOA and its Architectural Review Board could take to foster and encourage increased owner investment in their own personal property?

Interesting question considering question #7. The issues are standards and monitoring those standards. Our neighbors on Dataw, Sun City and Callawassie must keep their lawns mowed, gardens kept and houses painted. Even those homes on Fripp in a

“natural” setting that don't have lawns need to follow a standard for their home and property. A well maintained Fripp will assist in improving all property values.

### 10. Fripp Island no longer has a developer. Should the FIPOA make itself responsible and financially committed in the execution of short or long term strategic plans for the island? What elements do you believe such a plan should include?

The answer relates directly to our common Vision (strategic plan) of Fripp.

Are we a campground with just better seasonal housing?

Are we a resort that only a few share in the proceeds?

Or are we a family destination where the entire family of Fripp (owners, resort and guests) participate in the uniqueness of a sanctuary barrier island. Where everyday living is supported by all to a common goal.

The latter is achievable, but it will take the efforts of us all, homeowners, resort and even our PSD team. I would support a plan that includes the five items listed in question one.

## Mark Draves – Resident Candidate

### 1. List the top five specific priorities for the FIPOA as you see them, in order of priority. Discuss the timetable for which you see them completed.

- a. Repair/rebuild north shore revetment to protect homes, roads, utility lines and Resort property – ASAP
- b. Adopt Beach Management Plan and begin implementation of its recommendations. This would include rebuilding all beach accesses and beach paths to permit easy and attractive access to the beach while encouraging maximal dune growth and preserving natural habitat for turtles and birds – 12/31/17 (provided that permits are issued in a timely fashion and Board approves expenditures.)
- c. Accelerate infrastructure improvements for drainage and roads to reduce damage caused by on-going flooding and routine wear and tear – 12/31/2020
- d. Rebuild cash reserves to the recommended levels from the 30-year study, through a 3-year assessment and increased annual dues, to afford timely replacement of expiring assets, acquisition of new assets and affording some reasonable financial protection to deal with future disasters – 12/31/2021
- e. Develop and implement a Marketing Plan, in collaboration with Fripp Island Resort, to promote property ownership and year-round visitation by individuals who will value and preserve the natural resources and unique qualities of our island community. – 12/31/2017

### 2. What is your opinion of overall condition of our infrastructure (Shoreline, grounds and common areas, roads, drainage) as it compares with regional communities? What would you do to change this, if anything?

At least a decade of benign neglect has allowed the assets and therefore the value of our island community to sink to levels well below those of comparable communities. We have one of the very few accreting beaches on the East Coast. For too long we have been reluctant to raise, let alone expend, dollars which are critical to preserving and increasing its potential value. Until just recently, Fripp Island was the only coastal community in this region which had never developed a comprehensive Beach Management Plan. Finally, professional experts were contracted to produce a plan unique to Fripp Island. Within the next few weeks we should at last have a blueprint for action. Prompt review, approval and timely implementation of this document's recommendations must be a priority.

On the whole, our grounds and common areas are acceptable. But on-going flooding repeatedly has undermined repairs and improvements.

Revetment repair/rebuild, coupled with drainage and road improvements need to be financed at a faster pace than we have done in the past.

*cont. next pg.*

## Moving to Fripp Island?

[frippislandliving.com/owners/owners-resources/owner-information/moving-to-fripp/](http://frippislandliving.com/owners/owners-resources/owner-information/moving-to-fripp/)

# CANDIDATE QUESTIONNAIRES CONT.

## Mark Draves (cont.)

**3. Fripp property values have sustained dramatic losses over the last decade. Any measure of recovery from the real estate crash of 2008 has been negligible and has not kept pace with comparable communities. What causes unique to Fripp are to blame? What would you do to address this?**

In addition to the neglect referenced in the above response, researchers and real estate professionals cite five factors which have the greatest effect on property values in a coastal, gated, resort community such as Fripp Island:

- a. Security
- b. Location and Condition of properties, both residential and commercial
- c. HOA/POA's
- d. Amenities
- e. Home Ownership...Ratio of Owner-occupied vs. non-resident

For a more in-depth discussion of these factors, you can click the link below which should give you access to a document I compiled over a year ago. It covers these factors, which are most frequently cited by real estate experts as those which contribute positively to property value growth. (If you are unable to access document, contact me via Nextdoor, and I will email it to you.)

[https://www.dropbox.com/s/oy4yc00euyg4uff/Fripp\\_property\\_value\\_factors.pdf?dl=0](https://www.dropbox.com/s/oy4yc00euyg4uff/Fripp_property_value_factors.pdf?dl=0)

The impact of the sub-par Fripp Island Resort amenities is addressed in #8 below.

The failure to develop a common long-term vision for Fripp by owners and the FIR encourages inaction. Additional strategic planning and action can address this task.

There is a critical need right now to build on recent initiatives and momentum, such as the great work of our Board Committees and the strengthened coordination with the PSD and FIR.

**4. Given the Hurricane Matthew related costs the FIPOA has sustained, how would you address our shortfall and long term FIPOA funding requirements?**

- a. Implement a 3-4 year assessment to raise sufficient capital to repair damage from storms, infrastructure improvements and beach accesses.
- b. Use projections from the recent 30-year capital study to set annual dues at a level adequate to meet those projections and to operate a first-class resort community.

**5. Board opinions and issues are sometimes contentious. What level of strategic expertise and experience do you bring in working with other leaders and stakeholders?**

Growing a not-for-profit enterprise from a staff of 15 at one location, serving 55 persons annually, to one which employed 375, operated over 15 locations across seven counties and served thousands, could only be achieved through effective strategic planning, expert staff and managers as well as cross-community support from consumers, Board members and other stakeholders.

Additionally, I was an organizer and certified facilitator for a county initiative known as Framework for Change. This multi-year project was successful in uniting an economically and politically fractured community as it struggled to recover from the loss of heavy industry and population and decreasing property values.

**6. In a brief answer, what do you consider the worst thing to happen to Fripp in the last 5 years (absent Hurricane Matthew) and what do you consider the best?**

Worst – Failure to consistently and fairly enforce rules, regulations and covenants, PLUS the neglect of our beach and its accesses.

Best – Recent initiatives by Board Committees AND significantly improved communication and coordination between FIPOA, PSD and FIR.

**7. Do you believe Fripp has too many rules or not enough? If you were required to eliminate one Fripp rule/policy what would it be? If you were required to add one?**

Already have plenty of rules. Just enforce them fairly and consistently.

**8. What is your opinion of the Fripp Island Resort (FIR) and its impact on Fripp and Fripp property values?**

The golf courses are excellent. Pretty much the remaining amenities are sub-par when compared to similar communities. Food and beverage quality and service has declined over the past eight years. Exercise facility and equipment is grossly undersized, outdated and in need of constant repair. Fripp Island property values will neither recover nor reach their potential growth until all island amenities are first-class and comparable to what is found in similar communities.

**9. What measures if any do you believe the FIPOA and its Architectural Review Board could take to foster and encourage increased owner investment in their own personal properties?**

- a. Consistent and fair enforcement of appearance standards.
- b. Research and educate property owners regarding ways to address on-going flooding damage, perhaps even offering financial incentives to those who raise their homes or rebuild through grant funding or dues deferrals.

**10. Fripp Island no longer has a developer. Should the FIPOA make itself responsible and financially committed in the execution of short or long term strategic plans for the island? What elements do you believe such a plan should include?**

Without question, yes. The current strategic plan is comprehensive and identifies most if not all critical factors. However, it lacks specific measurable goals, objectives and specific action steps. I believe adding these elements will foster greater progress on the major goals. Additional areas of concentration might include:

- a. Study the possible effects of rising sea levels.
- b. Build a greater sense of community.
- c. Identify ways to increase the percentage of owner-occupied residences.

# CANDIDATE QUESTIONNAIRES CONT.

## Steve Mitchell – Resident Candidate

**1. List the top five specific priorities for the FIPOA as you see them, in order of priority. Discuss the timetable for which you see them completed.**

- Repair the revetment and sea wall – immediately.
- Complete the beach access program – 1 year.
- Sell the water and sewer system to BJWSA – BJWSA has the financial, engineering and management capabilities to run the system and maintain it for the future. Each lot on Fripp and Harbor are worth money in capacity reservation fees. This is no small number; currently water and sewer capacity fees are in the 5 to 6 thousand dollars per lot range. Multiply that times the number of lots on Fripp and Harbor and the island could capitalize a lot of infrastructure improvements from the sale, at no cost to the homeowners.
- Complete an island-wide drainage study – 6 months.
- Clean out and regrade the drainage system on the north end of the island – this summer.

**2. What is your opinion of overall condition of our infrastructure (Shoreline, grounds and common areas, roads, drainage) as it compares with regional communities? What would you do to change this, if anything?**

- The infrastructure lacks from a plan. There is no maintenance and upgrade plan for our roads, drainage, water and sewer system and beaches. There is no way to adequately forecast costs and therefore budgets without some tracking device such as a maintenance schedule.

**3. Fripp property values have sustained dramatic losses over the last decade. Any measure of recovery from the real estate crash of 2008 has been negligible and has not kept pace with comparable communities. What causes unique to Fripp are to blame? What would you do to address this?**

The island needs to act more like a natural area with high standards for maintaining and improving the natural areas on the island. We are not going to compete with the other coastal islands when they are working on improving, and we are constantly patching problems as they occur in the cheapest and not necessarily the best methods.

**4. Given the Hurricane Matthew related costs the FIPOA has sustained, how would you address our shortfall and long term FIPOA funding requirements?**

It is impossible to adequately fund costs associated with this island and its upkeep when there is no schedule for maintaining the island. Identify the problems and the maintenance requirements and schedule their solutions and derive a cost on this basis. Otherwise we are just guessing.

**5. Board opinions and issues are sometimes contentious. What level of strategic expertise and experience do you bring in working with other leaders and stakeholders?**

I am a registered civil engineer with 30 years of coastal engineering experience, 27 in Beaufort. With respect to contentious issues, I think that we need to seriously ask ourselves if we want to continue to argue about issues, or do we want to fix them.

**6. In a brief answer, what do you consider the worst thing to happen to Fripp in the last five years (absent Hurricane Matthew), and what do you consider the best?**

No opinion.

**7. Do you believe Fripp has too many rules or not enough? If you were required to eliminate one Fripp rule/policy what would it be? If you were required to add one?**

#1. No opinion.

#2. Get rid of the alligators. Are we ready for the devastating public opinion of our island when a child is lost to one of these predators?

**8. What is your opinion of the Fripp Island Resort (FIR) and its impact on Fripp and Fripp property values?**

Fripp Island Resort does a better job than the POA in maintaining their facilities, this certainly helps our property values. We should contract with them to maintain our facilities.

**9. What measures if any do you believe the FIPOA and its Architectural Review Board could take to foster and encourage increased owner investment in their own personal properties?**

Allow natural fences so people can use their lots for their pets and children.

Allow screened enclosures over pools and decks to protect families from mosquitoes.

**10. Fripp Island no longer has a developer. Should the FIPOA make itself responsible and financially committed in the execution of short or long term strategic plans for the island? What elements do you believe such a plan should include?**

Yes, see #1.

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# CANDIDATE QUESTIONNAIRES CONT.

## Guy Steenrod – Resident Candidate

**1. List the top five specific priorities for the FIPOA as you see them, in order of priority. Discuss the timetable for which you see them completed.**

1. Repair/stabilize island infrastructure post Hurricane Matthew. (6-12 months)
2. Develop an actionable 5-year Strategic Plan with participation from internal and external stakeholders, including local government. ( 3-6 months)
3. Establish long term sustainable funding model for the FIPOA to support future growth. ( 3-6 months)
4. Improve FIPOA communications to reduce/minimize unnecessary conflicts with stakeholders. ( 12 months)
5. Improve coordination between FIPOA, FIR, PSD and local government as they move forward with plans to maintain and improve Fripp Island . (6-12 months)

**2. What is your opinion of overall condition of our infrastructure (Shoreline, grounds and common areas, roads, drainage) as it compares with regional communities? What would you do to change this, if anything?**

- Shoreline – Unstable
- Grounds and Common Areas – Need Improvement
- Roads – Adequate (paved roads) – Unstable (unpaved roads)
- Drainage – Very Poor

Comparing Fripp Island's infrastructure to Dataw (pre-Matthew) and Palmetto Bluff, Fripp's infrastructure needs improvements across the board. As with any major undertaking it will require a well-developed plan with support from all of the stakeholders.

**3. Fripp property values have sustained dramatic losses over the last decade. Any measure of recovery from the real estate crash of 2008 has been negligible and has not kept pace with comparable communities. What causes unique to Fripp are to blame? What would you do to address this?**

1. General public awareness of the Fripp Island community is limited.
2. Current Fripp Island infrastructure and amenities do not

compare well with competitive communities.

3. Accessibility to Fripp and from Fripp to shopping, etc.
4. Fripp is not focused on attracting retirees compared to competitive communities.

It will require a commitment by both FIPOA and FIR to address these issues over a 5+ year timeframe.

**4. Given the Hurricane Matthew related costs the FIPOA has sustained, how would you address our shortfall and long term FIPOA funding requirements?**

1. For the short term, funding should come from a combination of reserve funds and a Special Assessment as necessary.
2. For the longer term a detailed plan is required to replenish expended reserve funds and fund future requirements for the long term.

**5. Board opinions and issues are sometimes contentious. What level of strategic expertise and experience do you bring in working with other leaders and stakeholders?**

I have a broad range of strategic expertise and experience as outlined in in examples below:

1. Established a strategic plan at Hoffman La Roche with US and Swiss stakeholders for development and manufacturing of new drugs. This effort resulted in the construction of a ~\$500 MM grassroots facility in Florence, South Carolina.
2. As president of the Florence Chamber of Commerce, we initiated a community strategic planning process including community, business, and local government leaders. This effort resulted in a number of community initiatives including the establishment of Minority Small Business Division in the Florence Chamber of Commerce.
3. Established a series of strategic plans that initiated with the formation of Irix Pharmaceuticals, Inc., which was funded by a group of Angel Investors and has grown a startup using rented laboratory space at a local university to a medium size (\$100 MM revenue) company today.

*cont. next pg.*



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# CANDIDATE QUESTIONNAIRES CONT.

## Guy Steenrod (cont.)

**6. In a brief answer, what do you consider the worst thing to happen to Fripp in the last five years (absent Hurricane Matthew), and what do you consider the best?**

- **Worst:** General wear and tear on most of Fripp Island infrastructure and amenities.
- **Best:** Installation of the beach access board walks and improved golf cart parking at access points.

**7. Do you believe Fripp has too many rules or not enough? If you were required to eliminate one Fripp rule/policy what would it be? If you were required to add one?**

I'm not sure if Fripp has too many or too few regulations. I think a periodic detail assessment of all regulations is warranted. Rules and regulations are often adopted to address a specific issue and years later they may not be relevant.

**8. What is your opinion of the Fripp Island Resort (FIR) and its impact on Fripp and Fripp property values?**

- The FIR is a dedicated supporter of Fripp Island as evidenced by the post Hurricane Matthew efforts. However, FIR is a business, and its profitability impacts the level of investment to maintain Fripp's infrastructure and amenities. The quality of Fripp's infrastructure and amenities does influence property values across the island.
- Property values on Fripp are driven by market demand and desirability of the Fripp community.

**9. What measures if any do you believe the FIPOA and its Architectural Review Board could take to foster and encourage**

**increased owner investment in their own personal properties?**

A significant percentage of the properties on Fripp Island are rental properties, these properties are, in general, adequately maintained; however, the incentive for major investments in such properties are typically not warranted financially. My experience has been that such major investments are limited to homeowners that plan to use these properties for themselves and their families. The FIPOA and ARB can develop reasonable standards for all properties on the island and establish a reasonable time table to instituting such standards.

**10. Fripp Island no longer has a developer. Should the FIPOA make itself responsible and financially committed in the execution of short or long term strategic plans for the island? What elements do you believe such a plan should include?**

The development of a focused Strategic Plan with key stakeholders: FIR, FIPOA, PSD and property owners could replace a Developer. The commitment from the stakeholders to fund such a strategy will be critical. Timing for such a plan should be 5-10 years and will require a full assessment of both the internal and external environment which impact The Fripp Island Community.

Such a plan should address the following:

- Current and future growth
- Infrastructure
- Community Programs
- Coordination between FIR, FIPOA, PSD and local government.
- Funding
- Amenities
- Promotion of Fripp

## Carl Koellman – Resident Candidate

**1. List the top five specific priorities for the FIPOA as you see them, in order of priority. Discuss the timetable for which you see them completed.**

a. Coordination of repairs to Porpoise Drive revetment. We have as stakeholders the PSD, FIR, FIPOA and Porpoise Drive homeowners, all desiring getting it fixed. A framework to coordinate everyone's interests shouldn't take more than a month or two. Implementing and completing a repair plan is a different matter entirely, due to OCRM and other government entities' involvement.

b. Replace our depleted reserves so we're ready for the next disaster. Update the Bylaws to give greater freedom to increase or decrease our Basic Assessment. Consider a limited time Special Assessment to get the Reserves back up quickly. Bylaws updates should be completed by the next Annual Meeting in April. A Special Assessment could be passed not long after, if not before. Don't be stingy here, we need the money. Our Finance Committee I'm convinced is doing their hardest to keep costs down.

c. Complete a rework of our Disaster Recovery Plan. In it, give the Board the resources to keep operating during an evacuation. Flea-bag motels are not part of an effective plan. A reworked plan could be completed by mid-year.

d. Greater cooperation with the FIR. Do we attend FIR meetings? If we do, I never hear of a report about what's going on. If we don't, we should start. That could happen right away.

e. Get the Bylaw changed to allow owners to vote and run for office while they are involved in litigation with the POA, as long as any disputed monies are put in escrow. It makes no sense to punish people who haven't yet been adjudged in the wrong by a court of law. That's guilty until proven innocent. Get this passed during the upcoming Bylaw vote.

**2. What is your opinion of overall condition of our infrastructure (Shoreline, grounds and common areas, roads, drainage) as it compares with regional communities? What would you do to change this, if anything?**

I don't know how we compare to other communities. I would like to see the Roads Committee's budget increased to address some chronic drainage issues and move up the schedule for repaving of some roads. "Band-aid" patching just kicks the can down the road.

We're probably unique in the configuration of our shoreline and access to it. The current Shoreline Committee is doing a great job so far. My only advice there is to keep everyone on the committee involved and committed. It's a very large committee.

*cont. next pg.*

# CANDIDATE QUESTIONNAIRES CONT.

## Carl Koellman (cont.)

**3. Fripp property values have sustained dramatic losses over the last decade. Any measure of recovery from the real estate crash of 2008 has been negligible and has not kept pace with comparable communities. What causes unique to Fripp are to blame? What would you do to address this?**

Fripp is at a disadvantage when two buyer groups want to be permanent residents: younger couples with children, and older retirees. Younger couples want to be near good schools and other social amenities. Fripp's nearest school is in Frogmore, and it is at least a half hour to Beaufort Academy, grocery stores, and other amenities. Older retirees often need close access to hospital and other medical facilities. Again, the distance factor works against us. Fripp is most attractive to older successful working couples where children are out of the house, younger active retirees looking for seclusion, and those successful people who plan to be part-time residents. Fripp should target those markets. I once lived near two low-to-middle income towns that displayed billboards for Fripp. Whether it was FIR or real estate agencies that put them up, they were in the wrong market.

**4. Given the Hurricane Matthew related costs the FIPOA has sustained, how would you address our shortfall and long term FIPOA funding requirements?**

A special assessment with a sunset clause in it to get our storm related shortfall reduced as quickly as possible. Pass the Bylaw amendment to allow Basic Annual Assessments to increase up to 5% (or the CPI whichever is higher). Assessment increases to align with the Reserve study.

**5. Board opinions and issues are sometimes contentious. What level of strategic expertise and experience do you bring in working with other leaders and stakeholders?**

Several years' experience managing Fripp-Forum and Nextdoor, moderating issues when threatening to get out of hand. Lead teams at Lockheed Martin responsible for promoting corporate-wide use of common problem management tools, convincing stakeholders to buy in.

**6. In a brief answer, what do you consider the worst thing to happen to Fripp in the last five years (absent Hurricane Matthew), and what do you consider the best?**

The worst was the terribly unfortunate animosity that sprung up between the previous Board of Directors and the Fripp owners over finance numbers, the VAF (Vehicle Access Fee), and ongoing litigation. The best was the outstanding job our Board did by remaining in operation during Hurricane Matthew, coordinating recovery efforts and communicating with residents. With lessons learned in hand, preparation for the next storm will even be better.

**7. Do you believe Fripp has too many rules or not enough? If you were required to eliminate one Fripp rule/policy what would it be? If you were required to add one?**

I would never say we have too few rules. I'm not in favor of rules looking for a solution.

Eliminate one rule: I hate identity politics, and much discussion on Nextdoor revolves around residents vs non-residents. Until I'm convinced it wouldn't work, I'd like to see the Bylaw mandating a split between resident and non-resident Board members done away with. As a candidate pointed out in the last election there are non-residents that spend more time on the island than residents. The 50/50 split is unfair to non-residents. The fly in the ointment to doing this is there must be enough full time or nearly full time Board members on the island to get the on-site work done. Some things you can't do from afar like riding herd on road maintenance. The idea that we've gone back to of allowing non-Board members to head up Committees is a great idea. That might allow more non-residents to be Board Members.

Another rule I'd like to see amended: "Firearms of any type may not be discharged on the island." If I'm a victim of a home invasion, I sure might discharge a firearm. I should not be punished for defending my family.

Add one rule: I'd like to amend the Bylaws to say that any Special Assessment voted on and passed by the owners must include a sunset clause in it. At expiration, the Special Assessment would be subject to another up or down vote.

**8. What is your opinion of the Fripp Island Resort (FIR) and its impact on Fripp and Fripp property values?**

The FIR provides the vacation facilities that most visitors look to to give them a rewarding stay on Fripp. As such, they must keep FIR controlled facilities in good repair. When they don't, and the exercise room may be one small example, it gives vacationers pause about their next visit. The health of our island is intimately tied to the FIR.

**9. What measures if any do you believe the FIPOA and its Architectural Review Board could take to foster and encourage increased owner investment in their own personal properties?**

Do a serious review of all ARB guidelines. Do away with rules that only serve to aggravate our owners. For example, review the "yard art" provisions. Make sure the "Segways" vs "hoverboards" rules make sense. \*AND\* are all security or traffic rules published and available to owners? If not, get them published.

**10. Fripp Island no longer has a developer. Should the FIPOA make itself responsible and financially committed in the execution of short or long term strategic plans for the island? What elements do you believe such a plan should include?**

We have to. There's no one else that can. That said, we have a Strategic Plan last updated 2014. It's time to revisit the plan and update it where needed. Then let's see if we're conducting business according to that Plan. The Strategic Plan just can't sit on a shelf. Strategic plans by themselves don't get stuff done. There have to be tactical or action plans developed that implement the Strategic plan. The broad outlines of what should be in a Strategic Plan are already in our current one.

# CANDIDATE QUESTIONNAIRES CONT.

## Don Peel – Resident Candidate

**1. List the top five specific priorities for the FIPOA as you see them, in order of priority. Discuss the timetable for which you see them completed.**

1. **Finances:** I see more opinions about this than most anything else. Obviously, we need money to function, but how much, and where it goes is a debate and needs more explanation. I think finances should be one of the more transparent issues that we have on Fripp Island, and it is not. Until we get that transparency, I see a continued debate and lack of confidence in the FIPOA regarding where we are spending our funds. Most of us are not numbers people, but we can understand when we take in less than we require or spend more than necessary. I am not certain which it is. Without more information, transparency, and plain language about this, it will be difficult to sell property owners on where we really are and why. No timetable for this solution.

2. **Open all beach accesses:** I expect all accesses, that can be made available for use, to be open within the next two years, assuming we have the funds. This will be an ongoing project that should not be difficult to administer, as long as the FIPOA pays attention to maintenance and upkeep.

3. **Find a solution to the Porpoise Road / Fripp Island revetment problem:** Since there is such a dispute between the FIPSD and FIPOA, as to who has responsibility for what, and there is limited cooperation, this will likely take some time for a long term solution. I think, in the short term, FIPSD needs to get moving and correct their part of the problem. FIPOA needs to get on top of getting Porpoise Road improvements completed. This schism should have never occurred. Both parties should have had a plan in place to deal with this emergency. I believe it will be addressed soon, but I suspect, unless we make a major change in our thinking and pull these two entities together, the power struggle will continue for some time.

4. **Drainage:** While this problem has been more prominent in the last two years than before, it will require a well thought out plan to improve the situation. We are close to sea level and except for certain island areas, drainage has never been much

of a priority. We have few places to put water unless we find some acceptable areas for drainage. I am not sure that is even available when we are saturated so many times. Can't give a timetable on this one, but it is a challenge.

5. **Property Rights:** This is particularly concerning to me. Our FIPOA seems to believe that through the BOD, ARB, and/or Security, that they have authority over all things. Our property rights are defined by our covenants and bylaws. Changes to covenants are the right of the majority of property owners bylaws by a majority voting. We have 18 or so committees that each have some type of agenda to achieve their goals, but sometimes forget the limits to their authority. I believe we can work together, residents, non-residents; those who rent and those who don't, and stop stepping on each other's rights. I don't believe we need pages and pages of rules, with new ones added each year, nor do I believe that people should not be guided by appropriate rules. I believe that I can, at least, get our BOD to think longer and harder before imposing unnecessary authority and rules over the ones who actually own the island.

**2. What is your opinion of overall condition of our infrastructure (Shoreline, grounds and common areas, roads, drainage) as it compares with regional communities? What would you do to change this, if anything?**

Shoreline is not within our authority to do much changing, but what our Shoreline Committee has done, thus far, with access to the beach is awesome. I want to see this task completed.

Grounds and common areas are in good shape and I think Jim Yeager and his group do a good job with this.

Roads need some major attention as well as drainage. I believe we should engage professionals to help us in these areas; especially drainage, which is so much more controlled by the state and local governments than ever before. We are almost at sea level and the solution is going to be difficult since government doesn't want you to put water anywhere. Not sure how that works for drainage.

Comparing us with other communities is difficult since Fripp Island is rather unique. No place quite like Fripp Island.

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# CANDIDATE QUESTIONNAIRES CONT.

## Don Peel (cont.)

**3. Fripp property values have sustained dramatic losses over the last decade. Any measure of recovery from the real estate crash of 2008 has been negligible and has not kept pace with comparable communities. What causes unique to Fripp are to blame? What would you do to address this?**

Fripp Island, as I said above, is unique. We need to remember that Fripp Island saw its first real significant increase in value (sellers' market) when David Hornsby and Ken Willis became the developers in the early nineties. They puffed up the island, as they liked to call it, built a new golf course, and developed Ocean Creek. That market, however did not necessarily translate to existing properties, and many continued to be stagnant. Prior to that, we had been through developers who had difficulty in making Fripp successful or generating sufficient interest in our community. From 2004 through approximately 2008, Fripp Island developed an amazing boom in property values and sales. Buyers, in many cases had to offer more than asking price to purchase a property. I think we, sometimes, exaggerate our doom and gloom by remembering the '04 to '08 boom and not the real history of Fripp Island property values. Without getting into politics, let's remember what has happened to our economy!

While I believe there are things we can do to help property values, there is little property left to do major development, but there is some. Fripp Island needs something fresh and there are some good things that could transpire. However, we are 17 miles away from most everything, and it is difficult to get investors to understand how positive Fripp Island could be for them.

This is not likely to become a permanent residence for many people, and as property values do improve, that possibility becomes less likely for fixed incomes and retirees. We are a second homeowner community and we need to understand that. We need to address what we can do to make Fripp Island more desirable for people willing to invest, whether homes or some commercial improvements. We are simply not like most other communities and will always be unique. Our life blood is our guests and the best thing we can do for property values is to make this island more welcoming and visitor friendly. We must also have our major entities (FIPOA, FIR, and SpringTide) work together. If we do that, we will find more solutions and get more people wanting to be a part of Fripp Island.

**4. Given the Hurricane Matthew related costs the FIPOA has sustained, how would you address our shortfall and long term FIPOA funding requirements?**

We need more information first. I am not in favor of a bylaw change that gives the BOD an open checkbook to raise assessments every year. I think an annual assessment increase makes sense, but owners need to control how much it increases in the future. I do believe a special assessment is in order, but we don't yet know what our costs are going to be and neither does the BOD. I would like to know what our reimbursement from FEMA is, and I would also like more transparency regarding where our dollars go for "everything."

**5. Board opinions and issues are sometimes contentious. What level of strategic expertise and experience do you bring in working with other leaders and stakeholders?**

My strategic expertise on Fripp Island is simple. I try to know the facts before I speak. I have a fair amount of experience in doing that on Fripp Island. I have been outspoken since I have been coming to Fripp Island and have tried to speak out for the right reasons. I have helped change the direction of our BOD on several occasions as a result of speaking up and having my facts straight. I plan to continue that.

**6. In a brief answer, what do you consider the worst thing to happen to Fripp in the last five years (absent Hurricane Matthew), and what do you consider the best.**

The worst was probably the division created by the Vehicle Access Fee that was proposed by the BOD sometime ago. It divided this island into residents vs. non-residents and rental owners vs. non-rental owners.

The best to happen is threefold; it is the way Fripp Island came together after Matthew, it is when the VAF was eliminated, and it is when the lawsuits against Springtide and FIR were stopped.

**7. Do you believe Fripp has too many rules or not enough? If you were required to eliminate one Fripp rule/policy what would it be? If you were required to add one?**

Definitely too many rules. I would eliminate the policy of telling homeowners how many gate passes they can have. That is a basic violation of the '83 Agreement and simply needs to stop.

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# CANDIDATE QUESTIONNAIRES CONT.

## Don Peel (cont.)

If a guest or owner is parked illegally or blocks fire department or security access on roads, then issue the appropriate ticket. I have no interest in adding more rules at this time.

### **8. What is your opinion of the Fripp Island Resort (FIR) and its impact on Fripp and Fripp property values?**

The Fripp Island Resort, like other entities on this island, certainly has room for improvement, but they have done some amazing work recently. They are a major economic engine on this island and do affect property values. I feel certain they will continue making improvements. We must remember that the Fripp Island Resort is a private business and has invested millions of dollars to operate their business. If we want them to invest more and make improvements, then support their business. Join the club, utilize their facilities, and help them make money. It is amazing how many good things happen when we support local business.

### **9. What measures if any do you believe the FIPOA and its Architectural Review Board could take to foster and encourage increased owner investment in their own personal property?**

Any ARB should be a positive influence and exercise reasonable control of residential construction. My major issue with our ARB is just some overreach and too much personal

input from board members on color, yard art, hammocks, etc. It changes when members change. This overreach is the influence of FIPOA and needs to lighten up or be placed in the hands of professionals, who can be objective in their decisions. A little less threatening environment would be helpful. Soliciting cooperation with owners without first being told how much they will be fined would be a positive step and probably be received in a more positive fashion. Making it easier to get approvals through the ARB and less expensive would also be well received.

### **10. Fripp Island no longer has a developer. Should the FIPOA make itself responsible and financially committed in the execution of short or long term strategic plans for the island? What elements do you believe such a plan should include?**

I don't agree that Fripp Island no longer has a developer. If you mean in the sense that nothing new is being developed right now, then you are correct. However, there are two entities on Fripp Island that have development rights on properties that they own. That would be Fripp Island Resort and Springtide Village. The FIPOA has no control nor authority over that development. Unless the FIPOA wants to purchase the property owned by FIR and/or Springtide, then I see no development role for FIPOA. The most effective role for FIPOA is to work with these entities in helping them determine sound ideas for development of our remaining commercial property.

## Dennis Kautz – Nonresident Candidate – Incumbent

### **1. List the top five specific priorities for the FIPOA as you see them, in order of priority. Discuss the timetable for which you see them completed.**

- 1. Drainage** – Have a plan in place within a year to upgrade our storm water drainage system. The developer created a less than adequate system that does nothing but damage our roads and frustrate home owners, i.e. Marlin. Set a target of five years for the work to be completed.
- 2. Roads** – Roads will always be near the top of the list and there is no timetable. Gravel roads in particular are a way of life. Great strides have been made in the past three years regarding shaping, use of better materials, and making owners aware of how to better channel their yard water.
- 3. Shoreline** – We've recognized the need for improvement in our accesses. It is not unrealistic to expect they can be restored in three years if we maintain a continuity of dedicated volunteers and exercise fiscal responsibility.
- 4. Island Wide Revetment Task Force** – Everyone helped each other during Hurricane Matthew. But in the aftermath came the

issue of an abandoned property on Porpoise Drive without a clear path to resolve it. The POA, PSD, and FIR must come together to establish policies when these types of situations arise. The group should be formed within 6 months while interest is high. This task force should be extended in the interest of improving all of the island's infrastructure and amenities.

**5. Security** – Ever improve upon our community friendly policy, while handing out necessary citations, especially during the spring break/prom season.

### **2. What is your opinion of overall condition of our infrastructure (Shoreline, grounds and common areas, roads, drainage) as it compares with regional communities? What would you do to change this, if anything?**

I don't have anything to compare our overall infrastructure to. I have already addressed shoreline, roads, and drainage. Our grounds maintenance is excellent and the island entrance is always bright with new plantings. I do think we could dial back the amount of signage.

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# CANDIDATE QUESTIONNAIRES CONT.

## Dennis Kautz (cont.)

**3. Fripp property values have sustained dramatic losses over the last decade. Any measure of recovery from the real estate crash of 2008 has been negligible and has not kept pace with comparable communities. What causes unique to Fripp are to blame? What would you do to address this?**

I believe that real estate values were over inflated before the crash. Our location puts out here at "the end of the line." Just my opinion, but I'm not sure today's buyer wants to be 20 minutes from basic services. Though we have two excellent golf courses, the game's popularity has been in decline, and the interest in buying in golf communities is probably down. I don't think we do enough to sell ourselves. When was the last time you saw a billboard for Fripp on I-95? Have we ever sponsored a Fripp Day for prospective buyers to visit Fripp? I don't just mean a tour of homes, rather a full day of sun and fun.

**4. Given the Hurricane Matthew related costs the FIPOA has sustained, how would you address our shortfall and long term FIPOA funding requirements?**

We don't have final figures yet on Matthew. If you've seen the bylaws review numbers, our reserves will continue to take a hit if we continue to increase assessments at the rate of the Consumer Price Index. The proposed 5% cap is just that; your Finance Committee will do everything possible to keep any increases below that. Vehicle access fees are currently not viable. Other fees, though not popular by many would be on rental properties. But how would it be monitored?

**5. Board opinions and issues are sometimes contentious. What level of strategic expertise and experience do you bring in working with other leaders and stakeholders?**

Being a non-resident who is here a maximum five times a year, I have very little experience working with those outside of the FIPOA.

**6. In a brief answer, what do you consider the worst thing to happen to Fripp in the last five years (absent Hurricane Matthew), and what do you consider the best?**

The worst was the attempt at a vehicle access fee. The program was well thought out, the revenues appeared excellent, but it drove a big wedge into our community.

The best was turning all financial responsibility for the Fripp Inlet

Bridge over to the FIPSD. Though the tax burden is greater on non-residents, it was well worth it to get that monkey off of our backs.

**7. Do you believe Fripp has too many rules or not enough? If you were required to eliminate one Fripp rule/policy what would it be? If you were required to add one?**

I've been on the Security Committee for three years. Do we have too many rules, no? We just have a lot that Security is expected to enforce. Eliminate one? How about "Blow/dart guns are not permitted on the Island."? No more new rules at this time.

**8. What is your opinion of the Fripp Island Resort (FIR) and its impact on Fripp and Fripp property values?**

The FIR operates their business as they see fit and the FIPOA does well by staying out of it. Having quality amenities is important to the health of the island. I don't know the membership numbers, but they seem to do well in the rental property area. The number of Resort Guest Cards my folks purchase remains strong, so they must be doing something right. I can't compare them to surrounding resorts.

**9. What measures if any do you believe the FIPOA and its Architectural Review Board could take to foster and encourage increased owner investment in their own personal properties?**

I have no detailed working knowledge of how the ARB functions either with their design criteria or appeals process. They are a separate committee that normally doesn't bring issues before the FIPOA Board. Not being the owner of a single family residence, I have never had contact with them.

**10. Fripp Island no longer has a developer. Should the FIPOA make itself responsible and financially committed in the execution of short or long term strategic plans for the island? What elements do you believe such a plan should include?**

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

privacy, and appearance of Fripp Island. The FIPOA already has a strategic plan in place that is reviewed regularly. The plan defines specific goals that the Association needs to give serious attention to. Besides the areas highlighted above, there is a commitment to better communications, more community involvement, increased environmental initiatives, and continually improving our relationship with the Resort.

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## Dolf Dunn – Nonresident Candidate

**1. List the top five specific priorities for the FIPOA as you see them, in order of priority. Discuss the timetable for which you see them completed.**

1. My number one priority to stabilize and strengthen the FIPOA resources after the devastating cost of Hurricane Matthew. This is my area of expertise. Timetable for this; now and ongoing.

2. Shoreline, replenishment and maintenance. The timetable is now through probably 2017/2018.

3. Thorough review of the full reserve study that the board so wisely had commissioned in early 2016 and deciding on what parts to implement and how. The timetable is 2017, probably through 2019, and then ongoing.

4. Enhance our communication with all segments of our community i.e. the residents, owners, FIPSD, and the Fripp Resort. The timetable line is now and ongoing.

5. A complete postmortem of the board's implementation of the FIPOA Hurricane action plan and what could or should have been done differently next time? I believe our current Board did an incredibly wonderful job under extremely stressful and uncertain times. My wife Melanie and I greatly appreciated the communication channel that Chris and the Board established in quick order. The timetable is now.

**2. What is your opinion of overall condition of our infrastructure (Shoreline, grounds and common areas, roads, drainage) as it compares with regional communities? What would you do to change this, if anything?**

I believe the overall condition of our infrastructure, which includes our shoreline grounds and common areas, roads, and drainage, obviously have been severely compromised and degraded from Hurricane Matthew. Again, my answer in number one relates to the recent full reserve study that was commissioned by the board of directors. The board needs to thoroughly review this and prioritize the implementation— when and how.

I also want to say that our infrastructure was in a declining condition before Hurricane Matthew. I know the Board recently attempted to increase the FIPOA reserve fund, but unfortunately, the motion was defeated.

**3. Fripp property values have sustained dramatic losses over the last decade. Any measure of recovery from the real estate crash of 2008 has been negligible and has not kept pace with comparable communities. What causes unique to Fripp are to blame? What would you do to address this?**

Property values by neighborhood and/or development certainly do vary depending on the amount of amenities that are available and the condition of those amenities. Another important factor can be the actual structure of the community, i.e. a single managing Board/Developer or multiples entities like here at Fripp. I think Fripp has so many unique attributes that

it's hard to fully value. On Fripp, we may many different factions (FIPOA, FIPSD, Fripp Resort, residents, owners, commercial businesses, renters, and our precious animals), all trying to live together in harmony. It is not always possible to compare our uniqueness with other neighborhoods or developments in the area. Our situation requires that each faction puts the common good for Fripp ahead of their own desires. Again, property values will only increase, in my opinion, if we work diligently to get our infrastructure maintained and improved and it looking on par or better than nearby developments.

**4. Given the Hurricane Matthew related costs the FIPOA has sustained, how would you address our shortfall and long term FIPOA funding requirements?**

The good news here is that the current Board was forward thinking and had commissioned a full Reserve study back in January of 2016. I have read it over once, and it is well laid out and extremely thorough, so the Board is not starting from ground zero. I would address our short and long-term FIPOA funding requirements by having the Board vet the full reserve study. Once this is done, the Board can decide on what our short and long-term goals are and what maintenance needs to be done and what improvements and replacements need to be done and the appropriate timetable to follow. Then the real work starts in vetting the vendors to complete the work!

**5. Board opinions and issues are sometimes contentious. What level of strategic expertise and experience do you bring in working with other leaders and stakeholders?**

I provide financial advice for a living, so I am experienced in behavior finance and helping people understand their reality gently. I help my clients handle the hard aspects of life so they can go on and enjoy their lives. I often act as the bridge to span their current situation to get to where they want to be. I have a skill set in separating finances from emotions.

So, in working with people to deal with the important things that they have to deal with, it's important to actively solicit their input, understand where they're coming from, and then explain your situation and how together we can come to a solution that is a good compromise for all of us, ending in the ultimate outcome that we both desire. It's always important that all factions get a say, but the delivery of the position should be always done in a respectful, civil way.

**6. In a brief answer, what do you consider the worst thing to happen to Fripp in the last 5 years (absent Hurricane Matthew), and what do you consider the best.**

I believe the worst thing to happen to Fripp in the last five years is that as a community, owners and residents recently voted down a reserve increase. I believe over the last five years prior to Matthew, our infrastructure on the island has been on the decline, and we have settled as a community, that it's okay, it's

*cont. next pg.*

# CANDIDATE QUESTIONNAIRES CONT.

## **Dolf Dunn** (*cont.*)

enough, and it's all right. We have to maintain and improve our community, our island, all the infrastructure that the FIPOA is responsible for, in order to continue the quality of life that we all want to enjoy when we're here. It comes at a cost, and as much as we all want to delay having to pay more, that's not a reality that we have the luxury of having right now. So I think the worst thing that has happened over the last five years, prior to hurricane Matthew, was that we just let— we didn't want to increase cost to shareholders to residents or owners— so we just kicked the can down the street, and we were in denial that things are just getting older and decaying rapidly due to the environment we love so much.

I think the best thing that has happened the last five years, was the leadership that the current board provided while implementing their hurricane action plan, and taking immediate control of the island, and preserving it and getting us back as soon as prudent. Also, it was fabulous to see the residents, FIPOA staff, and many others really coming together and working as a sole unit simply for the betterment and the recovery of our beloved Fripp Island. It is that same common bond we all have for Fripp that will help us together re-build our infrastructure to ensure that Fripp will always be special.

Providing that leadership in helping people understand your position, listening to theirs, and coming with civility and calmness to a solution that provides the outcome that both parties were looking for, that's what's important. It's not a matter of who wins or who loses, it's are the best interest of Fripp Island always, always, always in the forefront of why the decisions was made.

**7. Do you believe Fripp has too many rules or not enough? If you were required to eliminate one Fripp rule/policy what would it be? If you were required to add one?**

I honestly don't know if Fripp Island has too many rules or not enough. If I have the privilege of being elected to the Board, I will make it one of my first orders of business to read all the laws currently in place. I would first seek to understand why the law was enacted and determine if it is still needed. If it's outdated or antiquated, it needs to be revised to be meaningful. So at this point in time, I can't give you an educated answer to that. But I can assure you that by July of 2017, ask me again and I will— assuming I'm a board member— give you a definitive answer.

**8. What is your opinion of the Fripp Island Resort (FIR) and its impact on Fripp and Fripp property values?**

Fripp Island Resort is an important entity here on Fripp. The

Resort along with FIPOA, FIPSD, owners, residents, and the commercial properties on the island all need each other to survive and thrive. When one aspect of the constituents does well, then ultimately Fripp Island as a whole does well. The Fripp Island Resort certainly adds a great deal of value to people coming to the island for vacation. If we didn't have the resort and its amenities and services, there's no question that the life on Fripp would be much different and daresay our property values might suffer more. Obviously, as the Fripp Island Resort improves its amenities, infrastructure and services, visiting Fripp becomes more and more in demand and our property values over time should increase. In absence of not having the resort here, we would have less people visiting and less people knowing that Fripp Island even exists and our home values as a result would probably decline.

**9. What measures if any do you believe the FIPOA and its Architectural Review Board could take to foster and encourage increased owner investment in their own personal property?**

I believe the FIPOA and the architecture review board could help all owners increase their investments in their own personal properties by vetting a group of vendors that the homeowners and/or owners could feel comfortable and confident in engaging with. This is especially true for owners who do not live on Fripp full-time. We renovated our home in 2014 because a dear friend gave us a recommendation to a wonderful Interior Designer and other businesses we could trust. Not everybody is as fortunate as we were.

Every development and neighborhood in the country struggles with owners who do not take an interest in keeping their property nice and neat. Now, if there is a property or lot endangering people or neighbor's property, then I do believe it is the FIPOA obligation to notify the owner of the corrective action they need to take.

**10. Fripp Island no longer has a developer. Should the FIPOA make itself responsible and financially committed in the execution of short or long term strategic plans for the island? What elements do you believe such a plan should include?**

Absolutely, I think the FIPOA needs to provide the leadership for the implementation and execution of short and long-term strategic plan for the island. Having said that, certainty the FIPOA cannot ignore the vested interest of the Fripp Island Resort and the commercial vendors that are on the island. I have read the 2014 strategic plan that the board of directors has come up with. It is a well thought out document, but needs to be dusted off and updated because of Hurricane Matthew. The FIPOA is already providing leadership and a strategic plan for the island.

The Community Involvement Committee has been working diligently to get all Fripp groups to add their open events onto our Island-wide calendar.

[frippislandliving.com/owners/meetingscalendar/](http://frippislandliving.com/owners/meetingscalendar/)

This is your one-stop place to see what's happening when you are on the island.

# CANDIDATE QUESTIONNAIRES CONT.

## Sharon Lawton – Nonresident Candidate

**1. List the top five specific priorities for the FIPOA as you see them, in order of priority. Discuss the timetable for which you see them completed.**

### Finance

Fripp will not continue to sustain itself if we want to compete with surrounding communities. Improvements are crucial to help increase property values. The November financials show there is approximately \$3 million in reserves. Referencing the 2017 budget there will be an approximate deficit of \$823,761 that will be taken from the reserve fund to cover the proposed expenses.

I would recommend a 5 year plan to meet this goal. Please refer to question 4 to view my recommendation.

### Shoreline

There are many variables with shoreline including functional and appealing accesses, proper signage and the overall condition of the beach. There has been tremendous progress made by the Shoreline committee due to their diligent efforts in preparing for tourism. I believe shoreline will continue as an ongoing project due to the constant changes brought on by storms etc. Maintenance will be a constant; therefore, funding will be essential.

I believe a two year plan is possible to finish major work.

### Roads and Drainage

Fripp needs to hire a Civil Engineer to assess our roads and drainage issues. There is entirely too much flooding due to poor drainage and too many roads that need major work. The engineer can formulate a plan, present his recommendation to the board and the committee can implement.

This should be done immediately and completed within the next 18 months.

### Beach Parking

We are a small island and we have a need to accommodate our homeowners and visitors. We have 32 accesses with an estimate of 65 homes per access and not every access is suitable for parking. Therefore, creating adequate parking for those who are not close enough to walk to an access will require strategic planning. It is important to plan ahead and be prepared. If a situation arises and an access has to be closed, there needs to be plenty of parking available at other accesses to carry the overload. In the past, we have seen how closed accesses and a lack of adequate parking has created issues.

I believe a completion date of the summer of 2018 is possible.

### Property Values

I believe with improvements made in the areas of my top four priority recommendations to the FIPOA, property values will improve. It is going to take team work that will require dedication, determination and accountability. There should be monthly goals from each committee to stay on track.

I would like to see significant progress and improvement made within the first year.

**2. What is your opinion of overall condition of our infrastructure (Shoreline, grounds and common areas, roads, drainage) as it compares with regional communities? What would you do to change this, if anything?**

The overall condition of our infrastructure needs improvement. First impressions are important. Look through the eyes of a first time visitor entering the island. We need to start improving instead of maintaining. The grounds and common areas need to be inviting, seasonal and colorful. Signage should be consistent with higher quality vandalism proof material. It is embarrassing to see letters missing due to vandalism and poor maintenance. The signage at Ocean Creek was in horrible condition with broken wooden letters when we bought our home. We repaired the letters and bought a can of paint and took care of it ourselves. We have bridges, light poles and fences that need painting. Not all of these are costly fixes. Fripp should have a Community Involvement Day before the tourism season starts. Grab a paintbrush, rake or clippers and work in your neighborhood. Show your community pride.

Roads and drainage appear to have an ongoing problem. Homeowners deserve good roads and should not have to worry about flooding every time there is a heavy rain. I have seen ponds in homeowners yards when they have renters. What is their impression of Fripp when they see this? There is not much of an incentive to purchase a home if there is concern about drainage and potholes. Pay a civil engineer to make recommendations.

Shoreline has done a tremendous job in the last several months. Accesses are being built and the beach is being cleaned up. Progress is being made!

**3. Fripp property values have sustained dramatic losses over the last decade. Any measure of recovery from the real estate crash of 2008 has been negligible and has not kept pace with comparable communities. What causes unique to Fripp are to blame? What would you do to address this?**

If you refer back to question two regarding infrastructure, the issues involved there have had a severe impact on property values. We need to do a better job attracting visitors and encouraging them to become homeowners. There is a community very close by that offers a three day package at a very reasonable price to introduce visitors to their community. This is all done through their real estate department and appears to be quite successful.

I like the term "Fripp Friendly". If we see someone doing something breaking a rule; make a suggestion with a smile. "It's not what you say but it's how you say it." It is important to remember these could be potential homeowners or they are homeowners that only visit a couple of weeks during the year and might want to recommend a friend to look at Fripp. Who wants to live someplace where people are grumpy?

*cont. next pg.*

# CANDIDATE QUESTIONNAIRES CONT.

## Sharon Lawton (cont.)

Not everyone on the island is a club member. There should be a restaurant available where they can eat during the evening. We shouldn't be encouraging leaving the island for an evening meal.

All these are factors in my opinion for the stagnation of property values.

### **4. Given the Hurricane Matthew related costs the FIPOA has sustained, how would you address our shortfall and long term FIPOA funding requirements?**

First of all, it is important homeowners be educated and informed of the financial issues of the FIPOA. You're knowledgeable of your personal finances, so be knowledgeable of the FIPOA finances. This is your money, your investment.

Everyone wants their property values to increase. Too much money has been spent on simply maintaining because we cannot afford improvements. That is not a cost effective approach. Improvements cost money, but if you want property values to increase, we need to think differently. The following is my recommendation, taking into consideration homeowners are recovering from a major financial burden due to Hurricane Matthew. Reviewing the 2017 budget, financials for November 2016 and reviewing the Reserve study I would suggest a 5% assessment increase over the next five years. That would generate approximately \$1,562,908.00 in additional revenue with a total approximate increase of \$252.80 per property. There are 1,661 units and 469 lots for a total of 2130 properties.

2018 \$960.75 (\$45.75)

2019 \$1008.79 (\$48.04)

2020 \$1059.23 (\$50.44)

2021 \$1112.19 (\$52.96)

2022 \$1167.78 (\$55.61)

The 2017 Budget (available at the POA office) shows revenue of \$2,385,938.

Budget expenditures – \$3,209,699

Net deficit – \$823,761

Long Term reserve funds are essential. It is my opinion reserve funds are to be used only if it is absolutely necessary. When money is transferred out; I would like the board to do a budget amendment during the POA meeting, name the specific fund it's being transferred to so it is recorded in the minutes to be available to the homeowners. This was a necessity as a school board member for our checks and balances.

Per the advice of the reserve study that was presented, it was recommended there should be \$5 million in reserves. In the November financial report there appeared to be approximately \$3 million (December report was not available). The recommendation is to have each property owner pay \$1350 in a special assessment. I would recommend it be done over 5 years which would be approximately \$270.00 a year. It will take longer to build the fund, but homeowners are still recovering financially from Matthew.

### **5. Board opinions and issues are sometimes contentious. What level of strategic expertise and experience do you bring in working with other leaders and stakeholders?**

My previous employment as a Flight Attendant for seven years, working in a dental office, and being on numerous committees, especially as President of the school board, exposes you to both positive and negative situations. It is important to listen first, understand and identify the problem and then have a solution. I have always tried to show compassion and understanding and put myself in the other person's position. It's important to keep smiling because I know there might be another problem right around the corner.

### **6. In a brief answer, what do you consider the worst thing to happen to Fripp in the last five yrs (absent Hurricane Matthew), and what do you consider the best.**

Declining of property values and watching the community unite since the last election.

### **7. Do you believe Fripp has too many rules or not enough? If you were required to eliminate one Fripp rule/policy what would it be? If you were required to add one?**

I believe Fripp has enough rules. If I was required to add a rule it would be "Smile and Say Hello" to someone on the island today. Everyone needs to support the rules we have and encourage their friends and neighbors to do the same. We want visitors to continue visiting Fripp and viewing us in a positive way. We need to consider the pros and cons of our rules.

Trailers for example; I agree that the visual appearance is an important aspect of our island. However, I don't believe owners and visitors parking their trailers in a driveway because they brought their golf cart, bicycles and other beach essentials especially during the summer is going to contribute to the decline of our property values. Are property owners and management companies going to be diligent in reminding our visitors trailers are not allowed unless they have a place to store them out of view? If they do bring them on, is there going to be sufficient storage, and do you think they are going to be happy about paying a fee? I have personally experienced a renter's reaction when they were approached by a homeowner telling them they were breaking rules. Their reaction? They said they would never come back. Do you think that is helping property values? Visitors are here to have fun and enjoy their vacation. Visitors are potential homeowners. Let's be Fripp Friendly. I would recommend a moratorium from Memorial Day to Labor Day and then if you feel it is still necessary enforce it during the off season.

### **8. What is your opinion of the Fripp Island Resort (FIR) and its impact on Fripp and Fripp property values?**

I've seen a very positive change in the last several months with the Resort. When a disaster happens we normally put things in perspective. Working as a team produces great results. The Resort did an excellent job quickly putting things back together. It was a huge undertaking and costly but I believe they understood the

*cont.next pg.*

# CANDIDATE QUESTIONNAIRES CONT.

## Sharon Lawton (cont.)

economic impact it had on the island. The Resort has a large impact on Fripp and it's property values. To compete with other resorts and communities there needs to be outstanding facilities and service. Social media is at everyone's fingertips so it's important to do your best.

Is there room for improvement? Yes there is. It is time to look around at the swimming pools, tennis courts, work out facilities and the restaurants. Do they need updating or are they in excellent shape? The resort is the heartbeat of Fripp and if it is not functioning properly the remainder of the island will not flourish.

**9. What measures if any do you believe the FIPOA and its Architectural Review Board could take to foster and encourage increased owner investment in their own personal property?**

Everyone likes to be seen in a favorable light by their neighbors. I would like to suggest having "Home of the Month" recognition. Homeowners would drive around their neighborhood and see who they would like to nominate as the "Home of the Month." This gives everyone the opportunity to meet their neighbors and notice if a neighbor might need a little help with a repair. We have homeowners that are elderly or ill that are not able to take care of small outdoor tasks around their home. It might be trimming a shrub, clipping a small branch or

nailing a board. Something small can make a big impact on appearance. Put a hammer, a few small nails, clippers and your beverage of choice in your golf cart when you're riding around. When you see a home that should be nominated for "Home of the Month" go on NextDoor and post your nomination. But at the same time, take the opportunity to help out a neighbor who might have a small need. The winning home would be recognized on ND and also in the Trawler with a picture. Perhaps even a yard sign to show off their accomplishments! This can also be an excellent way to acknowledge homeowners that are helping their neighbors and create candidates for "We Are Fripp" recognition.

**10. Fripp Island no longer has a developer. Should the FIPOA make itself responsible and financially committed in the execution of short or long term strategic plans for the island? What elements do you believe such a plan should include?**

I do not believe the FIPOA has the expertise to handle this role. I feel it would be in the best interest of the island to contract an outside planning and development company that specifically specializes in resort and community planning. Short and long term strategic plans are necessary for the future of Fripp. The plan should include Marketing, Infrastructure, Development, Amenities, Roads and Drainage, Parking and Revetment Walls.

## Richard "Dick" Schermerhorn – Nonresident Candidate

**1. List the top five specific priorities for the FIPOA as you see them, in order of priority. Discuss the timetable for which you see them completed.**

- A. Complete Hurricane Matthew cleanup. . . . . 6/1/17
- B. Form Partnership with Island Ownership to Create Strategic Plan. . . . . 7/15/17
- C. Create Strategic Plan. . . . . 9/30/17
- D. Present, Explain and Sell Strategic Plan to ALL affected parties. . . . . 11/15/17
- E. Commence Strategic Plan Fund Buildup. . . . . 1/1/18
- F. Commence implementation of plan. . . . . 2019-2028

**2. What is your opinion of overall condition of our infrastructure (Shoreline, grounds and common areas, roads, drainage) as it compares with regional communities? What would you do to change this, if anything?**

Island infrastructure is in poor shape and must be systematically rebuilt over a 10-year timeline.

The majority of the most basic infrastructure is 50-60 years old. Band-aid fixes will no longer suffice. I propose a 10 year rebuilding plan financed by a modest, but ongoing, 10 year assessment to all island properties, plus a matching portion from Island Ownership and a "island guest user fee" of similar duration.

Estimate: \$ 2000/yr X 2200 units X 10 years = \$44,000,000  
Island Ownership Matching. . . . . \$44,000,000  
\$100/week guest rental fee x 25% units rented X 2200 units  
X 26 weeks/yr X 10 years. . . . . \$14,300,000  
Total Fund \$102,000,000

**3. Fripp property values have sustained dramatic losses over the last decade. Any measure of recovery from the real estate crash of 2008 has been negligible and has not kept pace with comparable communities. What causes unique to Fripp are to blame? What would you do to address this?**

Property values are being affected by the overall poor condition of the island infrastructure and the generally poor and unclean service situation that exists on the island. It makes me feel as if the whole island needs a complete steam cleaning in addition to infrastructure rebuilding. See my answers to #1 and #2 to address this situation.

**4. Given the Hurricane Matthew related costs the FIPOA has sustained, how would you address our shortfall and long term FIPOA funding requirements?**

See # 2 above.

**5. Board opinions and issues are sometimes contentious. What level of strategic expertise and experience do you bring in working with other leaders and stakeholders?**

Please see my biography previously submitted.

cont.next pg.

# CANDIDATE QUESTIONNAIRES CONT.

## Dick Schermerhorn (cont.)

**6. In a brief answer, what do you consider the worst thing to happen to Fripp in the last five years (absent Hurricane Matthew), and what do you consider the best?**

The worst thing that has impacted Fripp in recent years is the lack of action to maintain our infrastructure and the overall poor service and dining conditions.

*The best thing has been nature's reestablishment of the sand barrier on the ocean coastline.*

**7. Do you believe Fripp has too many rules or not enough? If you were required to eliminate one Fripp rule/policy what would it be? If you were required to add one?**

I do not know if Fripp has too many or too few rules, but I do think that, over time, since 1979 when we bought our first condo, the guests (and, yes, some owners) attracted to the island have become more and more unkempt in dress and behavior. Behavior and dress codes must be updated and must be better enforced. Cleanliness must be impeccable and service with a smile must become the norm, not the exception.

**8. What is your opinion of the Fripp Island Resort (FIR) and its impact on Fripp and Fripp property values?**

In general I believe the island is poorly run and this has adversely contributed to everything associated with the island. Island Ownership must be convinced by the FIPOA that it is in their best interest to fundamentally change the island and build it into a FIRST CLASS RESORT. When this is done ALL will prosper with increased revenues and profits and vastly improved real estate values.

**9. What measures if any do you believe the FIPOA and its Architectural Review Board could take to foster and encourage increased owner investment in their own personal properties?**

I believe the answer to this question is a summary of my above answers.

**10. Fripp Island no longer has a developer. Should the FIPOA make itself responsible and financially committed in the execution of short or long term strategic plans for the island? What elements do you believe such a plan should include?**

YES, YES and YES. Please see all of my above answers.

## LIFESTYLES

### Fripp Island Real Estate Update through January 31, 2017

On January 31, 2017, according to Beaufort County MLS, there were 247 properties for sale on Fripp Island, consisting of 34 condos, 109 homesites and 104 single-family homes.

On January 31, 2017, according to Beaufort County MLS, there were 247 properties for sale on Fripp Island, consisting of 34 condos, 109 homesites and 104 single-family homes.

Sales Through January 31<sup>st</sup>

Sales	2016	2017
Homesites	0	1
Condos	0	0
Homes	4	8
Total	4	89

#### Average Sales

Price	2016	2017
Homesites	N/A	\$20,000
Condos	N/A	N/A
Homes	\$500,062	\$483,726

#### Properties under Contract on January 31, 2017:

Homesites	1
Condos	1
Homes	5

For more information please contact:  
Charles Patty, Broker In Charge  
Fripp Island Real Estate Company  
email: [charlesp@frippislandrealestate.com](mailto:charlesp@frippislandrealestate.com)



Please VOTE YES on the proposed Special Assessment in March ([see pg. 1](#))

## ISLAND SPORTS



*Mike Wilt*

### Nine Hole Men's Golf Group

For the most part very nice weather conditions have greeted the men's Nine-Hole group during January and February. The good news is that no events were cancelled or delayed due to weather.

Games for this time period included Reverse Bear Creek, Two Low Net, Points for Pars, Bear Creek and Team Stableford.

Weekly winners were Tom Hunter and Don Brink – twice and Jim Price, John Dunphy, Dave Moore, Rusty Prophater, Ray Atherton, Joe Sullivan, Dick Briggs, Perminder Bindra, Bob Koenig, Dan Bialas, Steve Huff, Danny Atkinson, Shelby Nussbaum and Mark Gelslechter.

Closest to the pin winners were Jim Price, Brian Flynn, Tom Hunter, Ron Pointek, Duffy Howard, Ken Tucker and Eric Ledholm.

The Men's Nine-Hole Championship will be held over two weeks, beginning on March 29 at Ocean Creek and ending the following week on Ocean Point. That will be followed by the annual banquet in April.

On April 6<sup>th</sup>, the men have been invited by the Nine Hole Women's group to play in the Ladies' Invitational.

In March, the group will play at Ocean Creek, and in April at Ocean Point. Beginning in March, the group will return to a shotgun start at 9:00 AM on the back nine of Ocean Creek.

There are currently approximately 60 active members in the group. The Foretees website is being used for the men's nine-hole group. To sign up to play every Wednesday morning go to the website at <http://web.foretees.com/frippislandresort/>

## ISLAND CLUBS

### Dixie Winter Audubon Trail Volunteer Day

*Cindy White*

Hurricane Matthew damaged our Dixie Winter Audubon Trail as badly as the rest of Fripp. Three very large trees blocked the trail, which the POA removed for us. Twelve volunteers worked hard to clean the trail on a beautiful afternoon on February 1<sup>st</sup>. There was wrack, house debris, trees, branches, and trash which had to be removed from the trail and hauled off.

Several of the twenty one interpretive signposts were damaged and had to be repaired. One signpost completely disappeared and a replacement is being made. New interpretive signage was installed into the frames. Four pilings that line the trail with rope to keep visitors on the trail, were damaged and had to be replaced. Our instructional signs were freshened up with a new coat of paint.



## ISLAND CLUBS CONT.

### Audubon Trail (cont.)



We appreciate all the hard work done by Jean Bray, Pat and Barb Cotter, Ricky Doolittle, Brooke and Betty Pearson, Kevin Rice, Daryll Samples, Rick Stein, Dick Work, Robbie and Cyndi White.



# BOATING & FISHING

FRIPP ISLAND



YACHT CLUB

*Michael Beach*

## A New Year for Fripp Island Yacht Club

Every year in January, the Yacht Club moves ahead with new Officers and plans for the year's many boating and land events. At the Commodore's Ball, the outgoing Commodore welcomes the incoming Commodore and the recently elected slate of Officers. Members plan for and decorate the Beach Club, then enjoy the festivities, the dinner, the band and the excitement of a year-ending, formal party.

It's said that Fripp Island Yacht Club is the largest (and I would say – most fun!) social group on Fripp Island. If you are not a member, check out our web site, we would love to have you join. Your neighbors probably already belong to FIYC and you can ask them about it.

For Members, this time of year is also a brief opportunity to look back at the year before and all the events we participated in. Blessing of the Fleet, Morgan River Sandbar Outing, Golf Tournament, and many more. It was a rich addition to our life on the Island. If you have a minute, take a look at photos of each FIYC event this year and going back to February, 2013 on our web site. Find yourself, find your friends, remember those who have moved on, and savor the moment.

Now – it's on to the New Year!

**Commodore's Ball – January 14<sup>th</sup>:** More *Vegas!* There are so many great pictures of this event on our FIYC web site, I added just a few of my favorites here. Then scroll down for a look behind the scenes at CB2017.



Dancing to Target The Band

*cont. next pg.*

## BOATING & FISHING CONT.

### Fripp Island Yacht Club (cont.)

Ready for Dinner – One of 16 tables named after Vegas Hotels

**Commodore's Ball – Getting Ready:** Our Commodore's Ball is a complex event and the biggest party of our year. It takes a dedicated committee to pull it all together. This year, our committee had the extra added attraction of Hurricane Matthew that arrived at just about the time we would normally have been planning the event and preparing decorations. More on the web site.



**Chef Scott's Secret Weapon – Commodore's Ball 2017:** Chef Scott had a secret weapon this year that helped deliver a fabulous three course meal for our 2017 Commodore's Ball– **Seven other Chefs!** They were at Fripp for other business the week of the Ball– what an opportunity! Chef Scott and Proof of the Pudding's Corporate Executive, Chef Vaughn Neilsen, decided to have them all jump in and help with dinner preparation and the evening's festivities.

Chef Scott always comes up with amazing names for the appetizers and entrees for the Ball that connect with our theme. This year, "Texas Hold 'Em" (Grilled Quail Mini Taco) and "Cold Dice" (Diced Lobster Salad, Truffle Aioli) fit right in. The entrees were also all well received. Even the vegetarian selection, that in past years some thought took a back seat, was amazing. I sampled Pat's (Black Lentil & Mushroom Gratin with Jack Cheese Panko Crust). Verdict– really great, could easily be an excellent future appetizer at the Beach Club. Steak is always the choice for most of our Yacht Club members; rave reviews for the "High Steaks" beef tenderloin. But my favorite was "Up the River" cast iron grilled salmon. This year, a growing percentage of members selected salmon, and we weren't disappointed. Pictures don't do it justice, but if you couldn't attend, check with your friends who were and plan to join us next year!

Chef Scott's plan for desert made the dinner finale particularly exciting. To make it really memorable Chefs and Staff each hoisted a desert tray with a blazing sparkler in the center. They personally delivered the deserts to tables of thrilled Fripp Island Yacht Club members.

What a sparkling evening it was!



# BOATING & FISHING CONT.

## Fripp Island Yacht Club (cont.)

The Chefs presenting Dessert



## Upcoming Events

**FIYC Pub Party at the Community Centre – Friday, February 17:** By the time you read this the Pub Party will be history. A hundred members are signed up for Harry's Famous Pub Fish and Chips, Draft Beer, Music and Trivia. What fun we'll have and pictures will be posted!

**Cluck & Shuck Party – Thursday, March 23:** Low Country Oysters and BBQ Chicken– a match made in heaven. Join us at the Creek House at Wardle's Landing. Would you believe the band is also named "Cluster Shucks"? Base Captain Rick Marquart swears it's true! See you there for a fantastic time. Details and reservation forms will be out soon. *cont. next pg.*

## BOATING & FISHING CONT.

### Fripp Island Yacht Club *(cont.)*

**Boat Inspection – Thursday, April 6:** Start the season our right, get your boat safety inspection and US Coast Guard inspection sticker. Right here at the Fripp Marina. Brought to you by Fleet Captain Danny Atkinson and the Beaufort Power Squadron representative, right here at the Fripp Marina. Details out soon.

Schedule of Events, membership application, and sign-up information for upcoming events and photos from past events on our web site at [www.frippislandyachtclub.com](http://www.frippislandyachtclub.com).

**We are now starting to add our 2017 events schedule to our web site.**

The Fripp Island Yacht Club is open to Fripp Island residents and long term renters who have an interest in boating and appreciate a social organization that includes both fun boating events and shore events throughout the year. For FIYC questions, email Michael Beach at [admin@frippislandyachtclub.com](mailto:admin@frippislandyachtclub.com) or call 843-838-5629.

## WINTER FISHING GOOD– FISHING WEATHER BAD

**INSHORE:** Trout & Redfish– Good

Black Drum– Fair

**NEAR SHORE:** Small Black Bass– Good

Redfish– Fair

**OFFSHORE:** Black Bass & Trigger– Good

Grouper– Fair

**OFFSHORE DEEP WATER:** Black Fin Tuna & Wahoo– Good

Dolphin & Kingfish– Fair

*Captain Ralph Goodison*

The winter fishing has been excellent, but high winds and rainy weather have limited our fisherman. The surprising, yet welcomed warm weather has brought with it rough waters making it difficult to get to fishing grounds. When our fisherman can get out the catches have been good.

## SEA RESCUE

### BEAUFORT WATER SEARCH & RESCUE & FRIPP ISLAND SEA RESCUE

### 14<sup>th</sup> Annual SAINT PATTY'S GOLF TOURNAMENT

The 14<sup>th</sup> Annual St. Patty's Day Golf Tournament is March 18, 2017. This event benefits both Fripp Island Sea Rescue and Beaufort Water Search and Rescue. You can sign up to play or make a donation, both help our rescue efforts.



**TOURNAMENT LOCATION:** OCEAN CREEK GOLF COURSE, FRIPP ISLAND

**DATE:** SATURDAY MARCH 18th, 2017

**TIME:** REGISTRATION 9:00 AM, SHOTGUN START 10:00 AM

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# SEA RESCUE CONT.

## SAINT PATTY'S GOLF TOURNAMENT *(cont.)*

**FORMAT:** 4 PERSON TEAM - CAPTAIN'S CHOICE    **COST:** \$75.00 PER PLAYER

(INCLUDES TOURNAMENT FEE, CART, RANGEBALLS, PRIZES AND A GREAT LUNCH)

**MULLIGANS:** 2 FOR \$20.00 (One for the front nine, one for the back nine)

PLEASE SIGN UP ASAP - LIMITED TO FIRST 32 TEAMS

For more tournament info contact: Bob Bicknell at 843-838-9876

or [frippislandsearescue@gmail.com](mailto:frippislandsearescue@gmail.com)

There are more pictures and information about FISR on our web site [www.fisearescue.org](http://www.fisearescue.org).

**TO REPORT A MARINE EMERGENCY,  
call Beaufort County Dispatch at 911 or Fripp Island Security at 843-838-2334**

**F I P O A**  
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Fripp Island SC 29920