

## FIPOA BOARD ELECTIONS

**E**lections for Directors for the Class of 2019 will begin on March 1. Two Resident Director and one Nonresident positions are open. *(Resumes begin page 4)*

For those few for whom we do not have an email address, we will mail your ballots. For those for whom we do have email addresses, you will receive an email invitation to vote from **Vote-Now**. The invitation includes a link to their secure site with your voter's personal registration code embedded. Once a ballot has been cast using this code, it will not work again. The ballot automatically loads; no password typing needed.

We will also send 3 reminders for those who haven't voted before the March 31<sup>st</sup> deadline. AND there will be an election party in the Community Centre on Saturday, March 26<sup>th</sup> from 2-5 PM.

If you have any questions, please contact the Administration office at 843-838-4155.

## Fripp Island Board of Directors Ballot to Increase Property Assessment Fails

**T**he results are in for the vote to amend the FIPOA Bylaws to increase annual assessments by \$150 per year. At the December Board meeting, a proposal was made that the Board adopt a Resolution based on a one-time reading to have an official vote to amend the Bylaws for an increase in the regular assessment by \$150 per year.

The Board approved the motion to waive the two reading rule. And a motion was made and seconded to send a ballot vote to the property owners to amend the Bylaws for an increase in the regular assessment by \$150 per year.

1981 ballots were mailed on January 15, 2016 and voting ended February 15, 2016. 1335 were returned. 890 ballots in favor were needed to reach the 2/3 majority necessary to pass an amendment to the Bylaws.

The accounting firm of Robinson Grant & Co., P.A. counted and tallied the votes and returned a report of the ballot.

**The results are:  
698 FOR  
637 AGAINST**

The Board of Directors will consider options and report their recommendations at the next meeting on Saturday March 12<sup>th</sup> at 9:00 AM in the FIPOA Board room.

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## A Grab Bag plus Windows 10

*Carl Koellman*

*(The third in a series)*

**T**he computer newsletter I subscribe to released a traditional roundup of the top free tools for your Windows PC. I'll share this grab bag with you. I use all but Privacy Badger but will have it installed shortly. I use the free versions of these tools,

## Splinters from the Board

*Meghan Johnson, Administrative Assistant*

In January's meeting, **Resolution 727** was approved in one reading: To Appoint Robert Bicknell to the Architectural Review Board.

On January 15<sup>th</sup>, ballots were mailed to all property owners in good standing and we received a total of 1,312 votes. The ballots were given to the auditor on 2/16/16. 698 For, 637 Against. The measure failed.

In February's meeting, **Resolution 717**, Amended Second Reading, was approved: To Adopt the 2016 Calendar Year Budget with Changes to the Annual Basic Assessment and the Annual Road & Bridge Fund Assessment was approved. There was a typographical error on the second page of the resolution.

Three Security policies were adopted:

- 1) Hoverboards not be allowed; to be used on private property only.
- 2) Segways not allowed to be used anywhere on the island.
- 3) Change the noise nuisance effective time from 7:00 PM until 7:00 AM to 10:00 PM until 7:00 AM.

**Resolution 718** regarding rental golf carts was removed from the table and brought back to the Board for consideration.

The following Resolutions were brought before the Board for first reading:

**Resolution 728**, First Reading: To Upgrade the Phone System in the FIPOA Board Room

**Resolution 718**, Amended First Reading: To Adopt Registration Fees for Rental Golf Cart Companies Doing Business on Rights of Way of the FIPOA

The Annual Meeting will be held on April 9, 2016 at 9:00 AM in the Community Centre.

To see the General Manager's report and full minutes of this and other FIPOA meetings, please 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/)

## THE TRAWLER

Founded January 1978

Published by and for the Members of the Fripp Island Property Owners Association  
Publishers: FIPOA Board of Directors  
Coordinator: Tina Reeves  
Layout & Design: Cyndi Follich  
Advertisements: Stewart DeWitt

To write to *The TRAWLER*, please send to:  
FIPOA Letter to the Editor,  
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 May TRAWLER is April 30th.

FIPOA Board Meeting Schedule  
March 12, 2016 - 9:00 AM. at the  
FIPOA Administrative Office  
**FIPOA Annual Meeting**  
**April 9, 2016 – 9:00 AM at the**  
**Fripp Island Community Centre**  
(This schedule is subject to change.)  
All meetings are open.

### Board of Directors 2015 – 2016

Rick Raible – President –  
[President@frippislandliving.com](mailto:President@frippislandliving.com)  
Jim Wolbrink – Vice President –  
[VicePresident@frippislandliving.com](mailto:VicePresident@frippislandliving.com)  
Frank Belatti – Secretary –  
[Secretary@frippislandliving.com](mailto:Secretary@frippislandliving.com)  
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Scott Thompson –  
[Scott@frippislandliving.com](mailto:Scott@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.



WELCOME

## New Owners on Fripp

1/1/16 to 2/15/16

*Alene Crowe & James Rabun, Fripp Island SC*

*Anthony Deluca, Syoset NY*

*Harrell & Sherry Griffin, Morrow OH*

*Allan McKinney, Greenville TN*

*Steve & Lori Meinert, Saint Charles MO*

*The Peters Family Trust, Akron OH*

*Ian & Emily Schillinger, Washington DC*

*John & Andrea Skrobola, Greer SC*

**New owners on Fripp Island: the FIPOA website has information  
that will help with the transition.**

[frippislandliving.com/owners/owners-resources/owner-information/new-owners/](http://frippislandliving.com/owners/owners-resources/owner-information/new-owners/)

# ISLAND SERVICES



## KNOW YOUR OFFICERS



**Officer Katie Edgerly**

We would like to highlight Officer Katie Edgerly. Katie is new to our team, having joined the Fripp Island Security in January of this year. She is assigned as a relief Gate Officer and will be the Parking Enforcement Officer during the summer.

Katie lives in Beaufort with her son Kaiden, who is 2 years old and her daughter Adaline who is 3 months old. In her time off Katie enjoys spending time with her children and family.

## CHIEF'S CORNER

*Mike Binkowski, Chief of Security*

Several policies were discussed at the last Security Committee that needed Board approval. The Board approved the ban on two-wheeled motorized personal vehicles (Segway type vehicles) and the use of hoverboards are authorized only on personal property. The fine for the violation of these has been set at \$50.00. A change to the Nuisance Noise Rule has been changed from 7:00 PM – 7:00 AM to 10:00 PM – 7:00 AM.

### UPCOMING SPRING BREAKS & PROMS

SCHOOL	SPRING BREAK	PROM
Beaufort High	4/11/16 – 4/15/16	04/23/16
Battery Creek High	4/11/16 – 4/15/16	04/30/16
Beaufort Academy	4/11/16 – 4/15/16	04/30/16
Thomas Heyward	4/11/16 – 4/15/16	04/29/16
USC	3/8/16 – 3/15/16	N/A
UGA	3/7/16 – 3/11/16	N/A
Clemson	3/14/16 – 3/18/16	N/A

All property owners are being asked to voluntarily register their mopeds with Security. The purpose is to allow Security to identify the owner of a moped if it becomes missing or is found. New property owner golf cart decals have been ordered. They are a little larger than in previous years and are reflective. When the new decals arrive **all** owners will be asked to re-register their golf carts.

## FRIPP ISLAND PUBLIC SERVICE DISTRICT COMMISSION

### GENERAL ELECTION

**November 8, 2016**

*Angel L. Hughes, PSD Manager*

The Fripp Island Public Service District, created on April 16, 1962 by Act No. 1042 of the South Carolina General Assembly, serves the residents and property owners of Fripp Island, South Carolina. Services include drinking water supply, wastewater collection and treatment, fire protection, erosion control, and maintenance of the Fripp Inlet Bridge.

The Fripp Island Public Service District Commission governs the District. With the successful passage of a referendum by the registered voters of Fripp Island on November 7, 2000, the Commission became an elected body. The first general election was held on November 6, 2001. The six-member commission establishes policies and procedures, approves the annual budget and adopts the necessary utility rates and tax levies to fund the District's operations.

**On November 8, 2016, four seats on the Commission will be up for election. The election is non-partisan, and the four candidates receiving the most votes will serve four-year terms.**

**Individuals interested in serving on the Commission must be registered voters living on Fripp Island. Prospective candidates must file a Statement of Candidacy with the Beaufort County Board of Elections and Voter Registration. A filing fee is NOT required.**

**The DEADLINE for Filing is NOON, Friday, August 15, 2016.**

You may obtain the necessary forms for filing from the District's office located at 291 Tarpon Boulevard or from the Beaufort County Board of Elections and Voter Registration located at 15 John Galt Road, Beaufort, SC.

Anyone having questions regarding candidacy or the election may call the District's office at 843-838-2400 and ask to speak with Angie Hughes or Kim Horning.

## ISLAND SERVICES CONT.

### Koellman's Grab Bag continued, plus Windows 10

but read the web sites carefully as some have paid versions which you may or may not want. Here they are:

Malwarebytes Anti-Malware: don't touch your keyboard without it.

[http://www.malwarebytes.org/products/malwarebytes\\_free/](http://www.malwarebytes.org/products/malwarebytes_free/)

Secunia Personal Software Inspector (PSI): updating service for all your applications.

[http://secunia.com/vulnerability\\_scanning/personal/](http://secunia.com/vulnerability_scanning/personal/)

Piriform CCleaner: diagnostics and repair – I use it almost daily.

<http://www.piriform.com/CCLEANER>

7-Zip: file compression/encryption. <http://www.7-zip.org/>

KeepPass Password Safe: all my logins and passwords are stored here.

<http://keepass.info/>

Privacy Badger: spyware & tracking blocker for Chrome & Firefox – IE & Edge coming. <https://www EFF.org/privacybadger>

DuckDuckGo: private searches – my alternative to Google Search.

<https://duckduckgo.com/about/>

One note about PSI. I use it to keep all my applications updated, so I can turn off all the automatic updates in my applications. Those updaters run all

the time and consume resources. You might have to reinstall some programs to turn the individual updaters off.

Now some Windows 10 (W10) news. My W10 experience has been great so far. Its stability is commendable considering it just came out last August.

Beginning this year W10 will start installing automatically on eligible Windows 7 and Windows 8.1 machines. You still have to approve the install so if you don't want it, there's where you will say so. If you do accept it and later you decide you don't like W10, you will have 31 days to roll it back.

Also this year Microsoft Edge, their new browser in W10, will get extensions, just like you add extensions (or new features) to Firefox and Chrome.

Cortana, Microsoft's answer to Apple's Siri, will get two major upgrades and become more central to W10's capabilities.

About the free upgrade to W10, the offer will expire on the 29th of July - after which you will probably have to buy a license.

That's it for now. Happy Computing!

[koellman@comcast.net](mailto:koellman@comcast.net)

## CANDIDATE RESUMES

### Rick Ward – Nonresident Candidate

#### 1. Biography

- I am a native of Minnesota. Following graduation from high school, I served in the US Army for eight years, two months and fifteen days, but who's counting. Following the military I settled in Aiken, SC and then moved to Augusta. I graduated from what became Augusta State University and then from the University of Georgia School of Law. My wife and I were married in 1973, and continue to live in Augusta. In 2003 we bought our house on Fripp where we spend a third to a half of each year.



#### 2. Volunteer experience

- Fripp:
  1. Until recently, my wife and I sang with the Fripp Chapel choir as often as our schedule at Fripp permits. However, recent medical problems have prevented us from singing. We hope to rejoin the choir in the near future.
  2. I have served on the Fairway Club regime board for approximately eight years and try, mostly, to stay out of the mayor's (Perminder's) way.
- Home Community:
  1. I have sung with the Augusta Choral Society for nearly 40 years. For more than 15 of those years, I served on the Choral Society's Chorus Council which concerns itself with the interests of the membership and

the music selection and performance miscellany. One of those years was as the Council president. I also served three terms, nine years, with the Board of Directors, including two years as the president. I drafted the original documents incorporating the nonprofit organization along with its operational documents.

2. At our rural church, near Johnston, SC, I sing with the church choir and have organized a group that visits nursing homes in the area. Our group arrives six times per year with large print text of favorite hymns which we distribute to the residents and visit with them and sing with them.
3. I serve on a church committee which oversees the distribution of the proceeds from a 2 million dollar endowment fund to eleemosynary organizations. The church recently created the endowment. I drafted both the documents establishing the fund and the by-laws for the fund's operation.
4. Finally, I serve on the church's Congregation Council which is the operational and regulatory body of the church.

*cont. next pg.*

# CANDIDATE RESUMES CONT.

## **Rick Ward** (cont.)

5. I have also served on several other boards in the Augusta area including the Augusta Arts Council and the Augusta Players.

### **3. Professional experience.**

- Following my term in the military, I worked as a salesman for Moore Business Forms, a nationwide company. I resigned after two years to go to college.
  - After college, I worked for several years for a Fortune 500 company. I began as a management trainee in personnel and at the time the company was acquired, about four years later, I was director of communication with responsibility for all corporate publications including the annual report, employee publications, community relations publications magazines and pamphlets, and as a liaison with advertising. I chose to terminate my employment rather than move to the acquiring corporation's headquarters.
  - When I resigned, I was still reasonably young and decided to go to law school. Upon graduation, I returned to Augusta and practiced law, primarily as a trial lawyer, for more than 20 years. I realized that I had no money set aside for retirement, and I looked around at the other small firm lawyers who were much older than I who could not afford to retire.
  - I left the practice of law and taught in the local school system. When I resigned, I had set aside some funds and was vested in a small but adequate retirement fund which along with my wife's retirement and other investments allow us a comfortable retirement.
  - In 2012, I retired to enjoy our house at Fripp, to travel and to enjoy my life in the companionship of my wife and friends.
4. Fripp history of your property ownership experience
- When we were first married, Peggy and I tried to get to the beach as often as possible. Our beach visits usually were either camping at Hunting Island or to a very inexpensive motel on Isle of Palms. It was what we could afford. One time when we were on Hunting with our closest married friends, the other husband knew one of the people involved in marketing on Fripp, so we went over one afternoon. The friend showed us around the island and tried to get us to buy a lot, I believe it was in Deer Lake, with a three bedroom "beach cabin" for \$40,000. Of course we lusted for it, but it was beyond our means. But we began renting at Fripp at least once or twice, and sometimes three times, every year. Finally, over

New Years 2003, I saw a picture of a house for sale in Fairway Club, an area where we had rented many times. We thought we could afford it. We looked at the property and realized that it would take a lot of work. We made an offer and finally reached an agreement with the owner. Since buying the house we immediately made adjustments to prevent further deterioration and added some superficial cosmetic changes. Since then, every year we have made significant improvements to the house and grounds. This year we are doing a major remodeling of the master bath, and we hope to redo the driveway to address the problem of the tree roots cracking and uprooting the asphalt.

### **5. Why are you running for the FIPOA board?**

- It has seemed to me that for the last few years, the BOD has taken what authority it has and stretched it all out of shape to achieve ends that were never intended by the authority granted. It has examined several problems and come up with solutions which, while, perhaps, addressing one of the problems exacerbates others. I believe that in trying to satisfy some segments of the owners it has created divisiveness between the various groups of owners. We no longer have owners seeking common answers. Instead we have residents vs. Nonresidents, those who rent vs. those who don't. Recently, I have read emails from owners who are so disgusted by the various conflicts that after coming here as renters for many years and finally buying, they are ready to sell to get out from under what they see as oppressive regulations. It is difficult to see how the VAF and the guest parking restrictions can do anything but run off renters and reduce already rock bottom property values. Almost the entire rest of the East coast area has recovered from the real estate collapse, but Fripp remains well behind the property value curve.
- I would like to be a part of a compromising board which can bring some sense out of the current chaos.

### **6. Where do you stand on the major issues currently being addressed by the FIPOA board?**

- Frankly, this BOD, through its heavy handedness, has alienated nearly the entire POA membership, and the comparatively minor issue of \$25 has been so dominant in time and effort and blown out of proportion that it appears to me that other, more important problems have been lost. If the beach problems are not solved soon, the others won't matter. Rather than the three miles of pristine beaches that we used to have, we have a rather ugly and inaccessible beach. Like them or not, the renters ensure the continuation of our amenities and the only hope of any improvement in property values. Nearly everyone who is now an owner once was a renter, and often they were renters for many years. We need to work out reasonable ways of regulating our renters to ensure that they enjoy their vacations, want to come back but also behave responsibly.

The FIPOA is always looking for volunteers!  
All committees need you; Finance, Grounds, PEC.  
If you have an interest in contributing to your POA,  
please call 843-838-4155. Or go to:  
[frippislandliving.com/owners/volunteer/](http://frippislandliving.com/owners/volunteer/)



## Tina Turner – Nonresident Candidate

### 1. Biography

• My name is Christina “Tina” Turner. My husband, Eric and I have been married for 24 years and have two children; Madison age 17 and Matthew age 14. We have lived in the small town of Calhoun in Northwest Georgia for the past 10 years where my husband practices medical oncology. Eric and I are high school sweethearts and grew up in North Carolina. I attended UNC-Greensboro and studied accounting. My family and I share many passions including being at Fripp Island, attending NC State athletic events, playing tennis and golf, and being outdoors. I also enjoy being an active member of our community both socially and on a volunteer basis.

### 2. Volunteer Experience

- Since 2005 I have been involved in numerous charitable and community activities.
- Active volunteer in my children’s schools and have served as PTO President.
- Chaired the PTO annual fundraiser for several years, responsible for raising \$25,000 annually.
- Active member of Calhoun’s Woman’s Club. Activities include downtown beautification, annual college scholarships, Red Ribbon Drug Awareness Week, and an annual black tie fundraiser: The Sequoyah Ball. In ten years, the Sequoyah Ball has raised over \$750,000 for local charities.
- Member of many Sequoyah Ball committees.
- Chairman Sequoyah Ball two years.
- Calhoun Woman’s Club Vice President in 2007/2008.
- Calhoun Woman’s Club President in 2009/2010.
- Supporter of the Boys and Girls Club in Gordon County and major sponsor for an annual golf tournament for the BCGC for the past 8 years.
- Current board member of the Sequoyah Tennis Association, which is a local organization that works with our community and the USTA to promote tennis as a lifetime sport. As a board member, I am able to help bring new programs to our community, sit on a scholarship committee and participate in coordinating an annual tennis tournament to raise funds for our tennis community and local hospital’s foundation board.
- Member of various committees at our church, FUMC of Calhoun, including finance and building.

### 3. Professional experience

- 1999 to 2007 - Full-time stay at home mom.
- 2007 to 2015 - Co-Owner and Practice Manager of North Georgia Cancer Care, PC. Responsibilities included: managing employee hours and benefits, accounts payable, and the daily operations of the business.
- Jan 2015 - Sold practice to local hospital. Continue to manage, on a part time basis, the final accounting of patient accounts and accounts payable.

### 4. Fripp history of your property ownership experience.

- In 2005, we were looking for a quiet East Coast beach to visit. A couple we had gotten to know in our neighborhood in Georgia told us we should try Fripp Island. So we rented a house for spring break and we absolutely fell in love! The following spring we returned to Fripp and during our stay purchased a Linkside town home on Ocean Creek Golf Course. Knowing that our long term plan is to retire to Fripp, this past spring we purchased a second home on Pelican Cove. It is the home we see ourselves living in full time and our children and future grandchildren coming home to! Since purchasing the home on Pelican we have put our town home on the rental market and are in the process of learning what is involved in being a rental property owner.

### 5. Why are you running for the FIPOA board?

- I am very passionate about Fripp Island. I would like to see the island maintain the aspects that my family fell in love with; its wildlife, beautiful naturally maintained beaches, security, and wonderful community environment. I have had the opportunity to live in many neighborhoods with varying HOA sizes and feel that I have history of community service and committee experience that would benefit the FIPOA. I would like to be given the opportunity to help resolve the issues immediately facing FI and help our community grow as neighbors and friends. I think through open communication, respect and setting positive goals Fripp Island can and will continue to thrive for many generations to come.

### 6. Where do you stand on the major issues currently being addressed by the FIPOA board?

- VAP: I am currently not in favor of this program as it has been presented. Concerns are the question of need for this program; cost of the pass; foreseeable issues in the mechanics of issuing passes and enforcement; potential downturn of renters; and impact on real estate market. I feel that there needs to be more clarification on need of the plan, of how the plan will work, response to concerns, and a controlled vote in the community. Every effort should take place to get the details correct before it is voted on to ensure that the board represents the will of the owners and smooth transition to its use if passed.

*cont. next pg.*

# CANDIDATE RESUMES CONT.

## **Tina Turner** (cont.)

- GOLF CART LICENSING: Understanding that this issue is currently tabled, I do feel that some type of structured plan to control rental carts on the island should be addressed. It is my opinion that the POA should work closely with the companies currently servicing the Island to come up with a fair, cost effective plan for all involved. It should be the ultimate goal of the POA to regulate the companies so that renters or homeowners using the Golf Cart companies can be assured they are renting safe, well maintained and insured carts. It also should be the goal of the POA to PROMOTE through this plan, NOT DISCOURAGE, the use of golf carts. If the POA works with rental property owners and FIR to promote golf cart usage on the island many parking issues would be better controlled.
- NUMBER OF VEHICLES ON ISLAND AND LOCATION OF PARKING ISSUES: I agree that this is an important issue to Fripp. I feel the POA should make every effort to find solutions to these issues using rules and laws that are already in place. Stricter enforcement, better education and signage, and working with individual neighborhoods on the island to identify trouble spots could be a start.

Again, it should be the POA's goal to bring together the FIR, homeowners, rental property managers and security to find workable solutions that create a positive environment, protect our real estate market, property values, and maintain our rental market.

- FINANCIAL SHORTEFALLS: Any considerations in raising revenue for the POA needs to take in to account the long term economic impact. It is imperative that the primary goal of the POA be insuring the stability and growth of our real estate investments in balance with security and maintaining the infrastructure. While it is true that Fripp Island is a private, gated community, much of the real estate on the island is dependent on the continued growth and investment of tourism. While some do not want to encourage tourism on Fripp, I feel that we must realize the impact it has on our economy. Yes, the POA incurs expenses as a result of the tourists that rent property but the POA also receives HOA dues from every property on the rental market. Not all rental property owners are multi property, commercial entities. Many are families who must rent their properties to help pay for the costs of owning their properties. The POA needs to consider the results of its actions on all owners. A downturn in renters could result in a loss of HOA dues collected, homes sitting empty due to foreclosure, FIR closing amenities and a serious impact on the real estate market. I feel that a positive move for the POA would be to help promote to the island to attract the type of visitors we would like to see. Visitors bring dollars to our Island, potential home buyers, and future neighbors. All are a positive impact on Fripp.

## **Mike McMahon – Nonresident Candidate**

### **1. Biography**

- Born in Duluth, Minnesota in 1948.
- Grew up in Mason City, Iowa, where I met my wife, Pat.
- Attended St. Olaf College for two years, graduated with a BS in Statistics from Iowa State University, and earned a MS in Actuarial Science from University of Iowa.
- Served as an officer in the US Air Force for 3 years, including a year as officer in charge of the Space Object Identification Section at Shemya AFB in the western Aleutians.
- Lived 35 years in the Des Moines, Iowa area prior to retirement in 2010.
- Two children: Scott in Raleigh and Kate in Chaska, MN. 4 grandsons.
- Split our time between Fripp and lake home in northwest Wisconsin.
- Members of the Parish Church of St. Helena.
- Enjoy golf, swimming, yoga, and time with grandsons and friends.

### **2. Volunteer Experience**

- Church Council at various churches with responsibilities that include evangelism, youth, finance, and stewardship.
- Foundation chair at Youth Homes of Mid America (YHMA). YHMA provides shelter and counseling for troubled youth in the Des Moines, Iowa area.
- Coach various youth sports.
- Chaired, with Pat, the fund raising campaign for a new girls softball complex in Urbandale, Iowa.
- Currently, member of the Luck, Wisconsin village golf course commission, chairing the finance committee.
- Active with Kairos Prison Ministry at the Ridgeland Correctional Institution.

### **3. Professional Experience**

- Fellow of the Society of Actuaries (SOA)
- Employed by Principal Financial Group (PFG) for 35 years. Job responsibilities included:
  1. Pricing life insurance products
  2. Management of the individual insurance actuarial function



*cont. next pg.*

# CANDIDATE RESUMES CONT.

## Mike McMahon (cont.)

3. Founder and management of the product management function
4. Industry expert in surplus management
5. Member of the PFG charitable giving committee
6. Chaired program committee for two SOA meetings
7. Speaker at several SOA meetings and insurance industry conferences
8. Member of the SOA Product Development Section council.

### 4. Fripp history of your property ownership experience

- Pat and I have been visiting the Beaufort area yearly since the late 1990's, always staying on Lady's Island. We loved the Lowcountry culture and the undiscovered nature of the area. Preparing for retirement, we decided to spend the winter months in Beaufort, and we purchase a lot in Gibbs Island with the intent to build. After retirement, our realtor, Fripper Eric Gnau, felt we should look at Fripp. We found our home at 17 Fairway Club Drive. We love the island: the people, the social life, the wildness, the gators, the deer, and the quiet ambiance. Fripp Island has been a great fit.

### 5. Why the FIPOA Board?

- I look forward to addressing the issues with an open mind in a rational manner, with our strong board. Having enjoyed the great benefits of living on Fripp Island that those before us worked hard to provide, I have a desire to pay forward.

### 6. Stance on major issues facing FIPOA:

- Vehicle Access Fee: The fee seems to be aimed at extra expenses associated with

weekly or longer renters during the summer season, and to address a reserve shortfall. I like the seasonal aspect of the proposal. However, the owner of the rentals are paying the annual assessment for POA services for the full year, and extra summer expenses aren't totally caused by renters. I would prefer a general increase in the annual assessment to cover any reserve or extra expense needs.

- Parking space: I support resolution 713.
- Seawall issue at 514 Porpoise: Protection of the road is a vital concern. The seawall in that area is the responsibility of the owner (BB&T). However, if the bank is not living up to the responsibilities, the POA needs to be ready to take whatever next step makes sense to protect the road and properties across from it.
- Relationship of amenities and property values: The Fripp Island Resort owns the amenities on the island. We all knew that when bought here. But, maintenance and timely upgrade of those facilities has a direct impact on our property values. The golf courses are well maintained. Most of the other facilities have dated look to them. But, the one facility that is lacking and hurts us the most is the fitness center. This has been brought in the past by board members, but we need to keep up pressure.



## Manning Kimmel – Nonresident Candidate

### 1. Biography

- Manning M. Kimmel, IV, received his BA from the University of the South (Sewanee) in 1970. In 1976 he and his wife Sheilah moved to Cumberland, Maryland where they purchased Radio station WCBC. Eight years and two children later, Manning and his wife Sheilah sold their business in Maryland and moved to Rock Hill, SC to purchase Radio station WRHI. 31 years later, both boys are grown and “out of the

nest” living in Charlotte and Raleigh, and OTS Media has grown to 5 Radio stations. Manning and Sheilah, married for 41 years, now have one granddaughter, “Raleigh” who loves to ride in the golf cart around Fripp Island.

### 2. Volunteer Experience

- Community involvement has been both a personal and professional passion my entire life. On the list are:
  1. Rock Hill Economic Development Corporation (3 years Chair - 12 years a member)
  2. York County Economic Development Board (3 years Chair - 6 year term)
  3. Vestry member of the Episcopal Church of Our Savior (2 years Senior Warden)

4. Rock Hill-York County Airport Commission (7 years Chair)
5. Upper Palmetto YMCA Board (2 years Chair - 6 year term)
6. Piedmont Medical Center Advisory Board (4 years)
7. "Renew Our Community" Advisory Board
8. Chairman of Christians to Feed the Hungry (20+ years)
9. Past United Way Board member and Campaign Chair.

### 3. Please provide your professional experience.

- For over 40 years I have owned, managed and operated Radio stations in Maryland, South Carolina and North Carolina:
- For the past 31 years co-owner and Managing Partner of OTS Media Group based in Rock Hill, SC which now owns & operates 5 Radio stations serving the Upstate of South Carolina and south Charlotte.
- Professional honors include:
  1. South Carolina Broadcasters Association “Masters Award” (one of only 22 people statewide to ever receive this award) *cont. next pg.*

# CANDIDATE RESUMES CONT.

## Manning Kimmel (cont.)

2. 2010 "Eddie Black Citizenship and Service Award"
3. 2005 "Rock Hill Businessman of the Year" Award
4. "Paul Harris Fellow" by the Rotary Club in 2005 for service to the community.

### 4. Fripp history of your property ownership experience.

- The Kimmels discovered Fripp Island quite by accident nearly 25 years ago when a friend suggested we "use his condo" at Fripp for the weekend. It was almost "love at 1st sight," and several trips later to Fripp caused us to think "could we ever have our own place"?? We designated a weekend with Fripp Island realtor Bill McCann to see "what was available," and quite by accident on our way off the island after seeing dozens of homes (none within our budget), Bill called and convinced us to see "just one more" in Fairway Club. We loved the location, loved the floor plan, and after some intense negotiation, finally loved the price. But it was a "turn-around project" for sure with immediate needs for exterior and interior painting, new roof, etc., etc. With two boys soon to be facing college there was not much more work we could do except the "bare essentials," but it made no difference, we were proud owners of a beach cottage on Fripp Island—a paradise of NO traffic-NO fast food restaurants, NO putt-putt golf and NO shopping malls—we had exactly what we wanted !! Fast forward 20+ years with college education expenses behind us we recently completed a COMPLETE remodeling of 11 Fairway Club: everything you could ever imagine having to be replaced, was replaced and for sure "there is a rest of the story" here which I'm happy to tell to anyone who's gone through the joys of remodeling a 40 year old home.

### 5. Why are you running for the FIPOA board?

- Having been a business owner for over 40 years responsible for sales, collections, payroll, personnel, regulations etc., and having been deeply involved in the community which our Radio stations serve, I've gained a wealth of experience that I believe would assist me in serving FIPOA in a number of areas. But most importantly I see my responsibility as serving the interests of the Nonresident owners who own the majority of the property on Fripp. Most people who have owned and operate a business understand "building consensus" is something you get real good at doing if you ever hope to succeed. You have to build consensus with your staff, with your clients and with your community or you'll never succeed. I'm hopeful that my 40 years of owning and operating my own

business will allow me to be both a consensus builder on the Board and a consensus builder for the Nonresident owners who I will be representing.

### 6. Where do you stand on the major issues currently being addressed by the FIPOA board?

- Needless to say there are many issues which FIPOA is working their way through—whether they're "major" or not is strictly "in the eyes of the beholder." Issues like long term financial planning, backups of automobiles wanting to access Fripp during the summer season, what to do about "cars-cars and more cars" that tourists bring onto the island during the peak season, how best to deal with guest cards, mailboxes, signage and golf cart rentals. This list is a long one and it's getting longer with the recent island flooding which is an issue that all should agree needs to move to the top of the list in hopes of avoiding future damage!
- But like anyone in business you have to have all the facts before you render an opinion, and since I've heard "only one side" on most of these issues it would be improper to pass judgment without taking the time to look at both the "pro and con" of each and spend time talking to the people/organizations directly affected.
- I believe you learn a lot more by listening than talking, and since all property owners (resident and Nonresident) have a HUGE stake in the future of Fripp we have to find ways to build consensus, recognizing that none of us is going to get what we want all the time. My intention is to identify the major issues—poll the Nonresidents (electronically) to gain a consensus of views, before forming a decision on how best to move forward.
- The frustration of one homeowner echoes in my mind when they said "FIPOA lacks transparency and has very little interest in the views of Nonresidents." Whether true or not this is the last way any organization wants to be perceived. I hope that by gathering facts on issues and input from Nonresidents, and with FIPOA being as transparent as it can be, that together we can build stronger consensus amongst all property owners.

***Please visit the FIPOA Website***

***[www.frippislandliving.com](http://www.frippislandliving.com)***



***IF YOU ARE LOOKING FOR ANYTHING ON  
FRIPP ISLAND PLEASE TRY OUR***

***COMMUNITY GUIDE***

***[frippislandliving.com/owners/clubscommunity-groups/community-guide/](http://frippislandliving.com/owners/clubscommunity-groups/community-guide/)***

## Mark Hopkins – Nonresident Candidate



### 1. Biography

- We have four daughters who have grown up spending part of their summers at Fripp. We have lived in Atlanta for more than 17 years and have homes on Fripp Island and in Las Vegas. My wife is a senior financial executive and I am a senior partner at Deloitte.

### 2. Volunteer experience

- I am heavily involved in the United Way.
- I serve on a Board that is undertaking a major renovation of my fraternity house.
- I have been actively involved in our Atlanta home's HOA, we have Tennis courts that require maintenance and periodic refurbishment and we have put in a community playground and basketball court.

### 3. Professional experience

- Mark is a senior partner at Deloitte, one of the world's largest professional services companies. He has over 36 years of professional services experience. Mark has held leadership and advisory roles serving leading fortune 100 companies in several industries. Mark advises senior executives on complex issues related to increasing shareholder value through corporate, organizational, financial and cost management strategies.
- Mark leads one of Deloitte's Business Transformation offerings and brings expertise in business strategy to support mergers and acquisitions, innovative organizational designs, managing supplier networks and assessing and designing products and services. Mark's range of clients include insurance companies, major pharmaceutical companies and service organizations.
- Mark has been a leader in some of the most significant business transformations over the last decade, defining strategy, restructuring costs, improving operations, changing business models and integrating merged operations.
- Mark holds a bachelor's degree in Industrial Engineering from Purdue University and a Master's in Business Administration from the Simon School at the University of Rochester.

### 4. Fripp history of your property ownership experience

- About 20 years ago we built our first beach property in a planned development on the outer banks of North Carolina. The community, Corolla Light, has won many awards as one of the best run resort communities in North Carolina. We lived in Washington, D.C at the time so it was only a five-hour commute. When we relocated to Atlanta, the commute to the outer banks became overly time consuming, so we started to look for a similar community within five hours of Atlanta. We

- visited a number of communities both on the gulf and along the Atlantic and found Fripp. At the time we were looking, we were looking for a resort community where there was an opportunity for rental income as well. We felt that the Fripp community was family oriented and had all the amenities that we and our children were looking for in a beach community. We looked at a number of the homes and lots for sale and decided to purchase a dilapidated ocean front home and tear it down.
- Including the construction time, we have owned that home for a little over 10 years and have been happy with our experiences at Fripp.

### 5. Why are you running for the FIPOA board?

- To represent owners who want to continue to improve the community and make Fripp Island a more attractive, accessible and family friendly destination.

### 6. Where do you stand on the major issues currently being addressed by the FIPOA board?

- I believe that the FIPOA in concert with the Fripp Island Club, has the potential to make Fripp a very attractive, recognized and vibrant resort – while increasing property values.
- I believe that the BOD needs to revitalize its long range plan to ensure that it is focused on fulfilling its core obligations to the home owners, e.g., many of the 31 ocean crossover points – a core obligation of the FIPOA - do not actually provide access to the ocean.

I also believe that in revitalizing the long range plan, the BOD needs to clearly articulate any issues facing the island, their underlying causes and the range of potential solutions. The BOD should fully engage the owners to create broad consensus around any major new initiatives.

## 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/)

Also, Fripp Island provides a Mentoring Program to provide support, encouragement and information to new owners and island residents. Mentors are available to answer questions and introduce newcomers to Island activities. [frippislandliving.com/owners/owners-resources/owner-information/mentor-program/](http://frippislandliving.com/owners/owners-resources/owner-information/mentor-program/)

## Whit Suber – Resident Candidate

### 1. Biography

- Full time resident raising family on Fripp
- Wife - Nancy; Children - Sarah (16), Lydia (11) and Whit (10)
- Fripp owner for 10+yrs / 2 property owner
- Born and raised in Columbia, SC; Univ of South Carolina (Honors)
- Real Estate Broker/Developer (Columbia Beaufort Charleston Pawleys)
- Former White House staffer



### 2. Volunteer Experiences

- Special Olympics
- Alzheimer's Association
- LearningCap Founder
- Beaufort Academy Development Committee
- CoFounder
- Beaufort Academy Annual 5K / Chili Cookoff
- Beaufort Yacht and Sailing Club

### 3. Professional experience

- Founder, Pres., CEO HomeShop
- Managing Member ResQCap (Private Equity)
- Residential, Commercial & Student Housing Development
- Managed 23 State, US House, US Senate Political Campaigns
- SC Governor's Staff / SC House & Senate Staff / US Congressional Staff
- White House Staff

### 4. Fripp history of your property ownership experience

- Visiting Fripp since childhood/High School/College
- 2 property owner 10+ years
- Full time resident raising family on Fripp for about 5 years

### 5. Why are you running for the FIPOA board?

- Mainly at the prompting of fellow Fripp owners. Greatest concern is the comparatively low and declining property values on Fripp. The FIPOA should place special priority on decision making, both proactive and reactive, that will promote overall value. I offer unique perspective to the

board. Being a resident I understand and appreciate the “year round” experience of Fripp, the relative impact of summer traffic, and the viewpoint of the predominantly retired fulltime residents. Being not retired and under 50 (young by Fripp standards) I also appreciate that FIPOA policies must recognize Fripp is predominantly a second home/vacation community. I offer extensive experience in real estate development, real estate marketing, and public/governmental policy. I maintain better than average contact and influence with both State and Federal policy makers.

### 6. Where do you stand on the major issues currently being addressed by the FIPOA board?

- Property Values: Property values on Fripp are the lowest on the SC coast and lowest by far when compared to other gated beachfront communities. Causes can only be speculated and are beyond the exclusive control of the FIPOA; however, as the association of property owners, our collective interest in property value is our unquestioned common denominator. We must coalesce behind common interest and invoke policy that considers overall value our highest priority. Cordial demeanor among owners must prevail.
- Beach Access Pathways and Accretion: The beach is our most valued asset on Fripp Island. Policy proposals regarding beach accretion have proven to be expensive and/or divisive. Maintenance and accessibility of the FIPOA pathways however is a core function of the board. The “tidal pools” from the tip of Marlin to the Beach Club and beyond are evolving into permanent ponds/swamps. All reasonable efforts should be made to ensure all FIPOA pathways are accessible.
- Vehicle Gate Access: Nighttime access and times of high traffic often require owners to wait for security to process visitors. I propose a barcode activated car sticker/reader for the right lane at Gate that will engage a subtly placed red/green light (no activated gate; too expensive) alerting security that the car is free to pass.
- FIPOA Budget and Meetings: Greater budgetary transparency and owner accessibility is required. Owner frustration/ infighting has become epidemic on Fripp. Disclosure and inclusion will improve overall discourse. According to Beaufort County public record, approximately 90% of Fripp properties are “nonowner” occupied. All public FIPOA meetings should be aired streaming live and/or video recorded and posted allowing confirmed owner access. Board Members and Committee Members should be allowed to participate and attend all meetings via Skype/GoToMeeting. Budget cuts and outsourcing should be given greater consideration.
- VAF/VAP/VAT: \$25/car/week Summer Vehicle Access is a bad idea.

## MARKETPLACE

*FIPOA neither endorses, recommends, nor disapproves persons or companies that advertise in THE TRAWLER*

## Don Peel – Resident Candidate

### 1. Biography

- My home town is Augusta, Georgia.
- I am a graduate of the University of Georgia with a business degree.
- I have four children and eleven grandchildren, all of whom have grown up with Fripp Island as a huge part of their lives.
- I have lived on Fripp for 16 years as a resident and prior to that, I lived in Columbia, SC, Houston, Texas and Morristown, New Jersey.

### 2. Volunteer Experience

- I am a past President of the Ocean Creek Owners Association at Fripp Island and have served on the Voting Committee for FIPOA.
- I have served as Chairman of several United Way campaigns in my previous communities.

### 3. Professional Experience

- After graduation from the University of Georgia, I worked for several major corporations in Human Resources for approximately 17 years.
- For over 30 years, I have been a residential real estate developer and home builder.
- I am currently a residential home builder on Fripp Island.

### 4. Fripp history of your property ownership experience

- I first came to Fripp, for the day, in 1967 with my family to look at this beautiful island. Before we left, we had signed a contract for a home under construction. I built my first personal home on Fripp in 1984. I built my second personal home on Fripp in 2000 at Ocean Creek where I reside today. I have personally known every developer on Fripp Island, starting with Jack Kilgore, and Fripp Island has been a very important part of my life since 1967.
- Along with Lori McGrath and others, our company owns commercial property to include Springtide Market and Deli, Fripp Island Real Estate, and 4.65 acres next to the community center. Lori and I also own a condo at Fripp.

### 5. Why the FIPOA Board?

- I have stated many times over, how much Fripp Island means to me and my family. It has been a part of my life for over 45 years. I want to see this island be the place it was intended to be, once again. While I appreciate the service of our board members, I feel we are not headed in the right direction. I believe I can make a difference in how our future goes. All Fripp owners are Fripp Islanders. We should not be looking at residents vs. Nonresidents, rental owners vs. non-rental owners. That is simply divisive and we don't need that. I want more transparency from the board and more communication with owners before decisions are made by the board. In my opinion, there is too much overreach and too much control being exercised over property owners, especially Nonresidents. I think I can work with current and new members of the board to correct some of these problems.

### 6. Where do you stand on the major issues currently being addressed by the FIPOA board?

- FINANCIAL PROJECTIONS/ASSESSMENT/VAF:

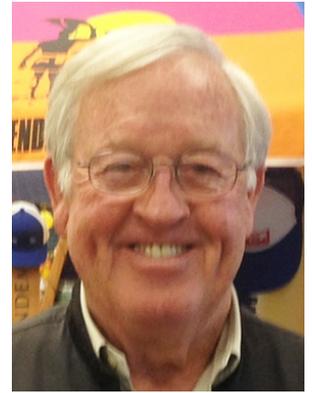
I am disappointed that our board did not provide accurate financial information for owners to make an informed and reasoned decision regarding our need for increased reserves. I am perplexed that they continued on with a vote after having their mistakes clearly pointed out. The fact the VAF was held over property owners heads, as a threat in the ballot letter, was just inappropriate. I voted for the assessment as the lesser of the two evils, but I am not sure in the face of all the mistakes from the board, that the results can be valid. I am opposed to the VAF and I am convinced it violates the '83 agreement, which is now a part of our covenants. Our guests on Fripp Island are our life blood. Without them, we do not have a Fripp Island as we now know it.

- PARKING/LIMITING PASSES FOR GUESTS:

I do not believe the board has any authority to limit guests coming to your home. That is a violation of the '83 Agreement. We have rules already that allow Security to control illegal parking and blocking of emergency vehicles. They simply need to enforce what they have authority over and get off the backs of property owners. Their current attempt to remove the landscaping, sprinkler systems, and trees from owners' yards to allow golf cart parking along Marlin Dr. is deplorable. These owners have been "required" to maintain property to the pavement for decades according to ARB guidelines and I don't believe we need to create congestion and demolish people's yards to accommodate golf carts. We need to get on with building crossovers and getting access back at "all" beach accesses and the golf cart problem will be solved.

- GOLF CART LICENSING:

This is just asking for trouble and more law suits. The FIPOA, in my opinion, does not possess the authority to single out businesses and levy a fee. I believe they will be treading on unfair trade practices and should they lose will be subject to treble damages. Just makes no sense.



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# CANDIDATE RESUMES CONT.

## Don Peel (cont.)

Rental cart companies are not the ones with unsafe carts. That explanation for this new rule does not past muster. I don't believe requiring carts to eliminate advertising is within their authority, either. This resolution should be tabled and never brought back. Have them certify that they are insured to rent carts, but other than that, leave them alone. Carts are far better on our roads than cars.

- FIPOA BOARD STATEMENT ON MY CANDIDACY: The board has published online, a statement that I have met the requirements to run for the board through petition. However, if I am elected, they will not allow me on the board because a company, in which I am a shareholder, allegedly owes the FIPOA for a commercial assessment. As many of you know by now, that claim by the FIPOA is in litigation. It has been bandied about

for some time by the FIPOA board. The court, while not allowing their claim to be dismissed, has not declared their claim to be valid, either. There is an excellent chance they will lose. This is clearly unsettled law. Ownership of commercial property does not qualify you to be a member of FIPOA, nor can you vote. There is no substance to their claim of me being in good standing to run, but not in good standing to serve. Contrary to their claim, no mediation request has ever been refused by me and I have stated, over and over, that I will meet with them anytime, anyplace to discuss the issue. This board has overstepped their authority, once again, and this is precisely why I am running for the board. We, collectively, need to stop their continuing overreach and drive for absolute control of our lives on Fripp Island. I will discuss this assessment issue in detail with anyone that wishes to know the facts and I will also provide documents that support my company's position. If it is ever determined by the court that the assessment is valid, we will pay it, but not before. I can't do more than that. I hope they will remove this contingency immediately and let get on with the election. Otherwise, I am concerned that the whole process will be tainted. We need some common sense to take hold here.

## Michael P. Jahn – Resident Candidate

### 1. Biography

- Born in Milwaukee, WI in 1939.
- Raised in Cincinnati, OH.
- Went to high school in Cincy with Ann, my wife. Married in 1961.
- Have 4 children, 8 grandchildren, 5 great grandchildren.
- Graduated with BS in Architecture from University of Cincinnati.
- Worked in and out of Cincinnati area until retirement in 2003.
- Bought condo on Fripp in 2004.
- Became a SC resident and full time on Fripp in 2010.



- Worked for various architectural firms 1963-1966.
- Worked as superintendent for heavy construction general contractor 1966-1971.
- Started General Contracting firm in 1971.
- Changed careers in 1977.
- Became Mfg. Rep. for engineered industrial systems 1977-1993.
- Served on representative council for national manufacturer.
- Helped change and reorganize industrial distributor 1994-2003.
- Even though I changed careers, I continued to use my design and construction training and skills. First, to provide a secondary income later and now as avocation and hobby.

### 4. How Discovered Fripp and Ownership Experience:

- In 1996, a relative visited Fripp and told us how great it was. Later that year, the relative and other family members visited together and had a great time. We then visited for several more years. We stayed in houses in Fairway, Veranda Beach, Tarpon and S. Red Drum. In 1999 my wife, Ann, surprised me on my 60th birthday by arranging to have the whole family visit together. (18 at the time) We did this for 10 years renting many different large homes. We finally bought a Newhaven condo in 2004. Every time we get together as a family we talk about

*cont. next pg.*

### 3. Professional Experience:

- Registered Architect in State of Ohio in 1969.
- Currently Architect Emeritus in State of Ohio.

# CANDIDATE RESUMES CONT.

## Michael Jahn (cont.)

those years. In 2009 we began looking for a house and in 2010 we bought our present home at 632 Dolphin. Even though we own a house in Cincinnati, Fripp is our home. Now that our children have grown, having them all visit at the same time is all but impossible, but the pleasure that only Fripp offers is still there for them.

### 5. Why running for the FIPOA BOD?

- I want to preserve the Fripp that Ann and I love for future owners. Not only for my family but for many other families to grow with and have the great memories we have had and continue to have. Fripp is so unique. The combination of manicured and completely natural properties is special. The wildlife is also special. Alligators and deer along with no-see-ums and mosquitoes can be a pain in the a--, but they are God's creatures. Growth brings change; increased traffic and lack of parking are a challenge. But there is a solution if we work together. I joined the PEC (a founding member) to help owners find a solution to unsightly or problem areas on their property. I joined the ARB not to

deny owners what they want, but to provide a sense of continuity to all aspects of our community. To provide diversity as well as a homogeneous concept to make the island attractive to all who visit or live here.

### 6. Stance on major FIPOA BOD issues

- I have no preference whether the owners favor the VAF or an assessment. I will support whichever solution is chosen by the majority of the owners.
- I think it is imperative that we work with the Resort on details. One example is that the golf courses are in great shape. Not so much for the golf cart paths. When roads on the island are being repaved it seems to me that selecting certain cart paths to be repaved would make economic sense.
- I support Resolution 713.
- I don't know what can be done to improve beach access, but that should be a priority.



## Kathy W. Haught – Resident Candidate

### 1. Biography

- Born in Stillwater, OK
- Grew up in Charleston, WV
- West Virginia University & University of Charleston
- Nursing Degree BA
- Cameron – Husband married 1989
- 2 daughters Katie (25) & Clara (23)
- Worked as a Registered Nurse 1982

- Real Estate License 1992
- Purchased Real Estate Companies with my husband in 2001
- Present – Owner SeaBreeze Real Estate Services, LLC, with Offices in Hilton Head & Bluffton

### 2. Volunteer Experience

- Reading programs at schools, athletic club booster fund raisers, driver, assisted with high school tennis program, treasurer girl scouts, Sunday school teacher at our churches in Hilton Head & Beaufort, Eucharistic minister, Fripp Island Turtle Team

### 3. Professional Experience

- Registered nurse – 1982
- Roanoke Memorial – orthopedics & neonatal intensive care
- Charleston, WV - CAMC and Thomas Memorial Hospitals – orthopedics, NICU, and urology
- Beaufort Memorial Hospital SC – surgery, endoscopy, OB/GYN and nursery
- Home Health Nursing in Beaufort & Hilton Head SC – Chemotherapy

- 1992 – Real Estate Sales License – part-time real estate sales for FIR and Cat Island Realty selling on Fripp, Harbor and Cat Islands
- 2001 to present – Owner SeaBreeze Real Estate Services, LLC – full services real estate company specializing in vacation rentals, long term rentals & real estate sales in Hilton Head, Bluffton & Sun City
- 2011-2015 – Fripp Island Racquet Club part-time tennis court and facilities maintenance

### 4. Fripp history of your property ownership experience

- 1989 we decided to move from WV to Charleston, SC– due to Hurricane Hugo, we ended up picking a location farther south and close to the Beach!
- We first owned a home on Tarpon Blvd and after five years, we decided to build on one of our lots in Fiddlers Trace, selling the house on Tarpon to my parents, Charlie & Anne Warner. In 2002 we bought a home in Sea Pines and rented our house on Fripp long term. After our girls graduated from High School and were off to College we moved back to Fripp.

### 5. Why the FIPOA Board?

- With my work experiences I feel I can bring new ideas and a broad view to the POA. I am familiar with all types of owners, POAs and guest issues.

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# CANDIDATE RESUMES CONT.

## Kathy Haught (cont.)

### 6. Where do you stand on the major issues currently being addressed by the FIPOA board?

- VAE – Trying to get a full understanding about the controversy about paying for guest passes. There are other communities that use this concept to offset expenses and as an alternative source of revenue. Some owners have more guests than others, whether they are paying guests or not. No one has answered this question on our social media networks. If the majority votes to increase the assessment on the current outstanding vote I have no major issue with this approach either.
- 83 AGREEMENT – Hoping they can work this out thru negotiation or arbitration if needed. I know POA is searching for ways to improve cash flow but also understand FIR must protect their position in this agreement, they have millions invested.

- SECURITY – I have no issues with security and believe they do a fine job.
- PARKING – Our island access is very lenient with owners and guests bringing in their Golf carts and related recreational items. Which makes it understandable why we have overcrowding that creates parking issues. There are no limitations and we need to continue to discuss this for safety issues.
- RESIDENT/Nonresident BOD – Not an issue, if you run you should be prepared to obligate the time needed to do the job.
- FINANCE – Living on a barrier Island for years I realize you need to be ready for just about anything. I have always believed the POA has done a good job. The sand and the water are constantly moving causing ongoing challenges. I have dealt with communities that do not have enough money to fix their gates and infrastructure when it was needed. Never had to worry here at Fripp. They have always been very conscientious.
- BEACH ACCESS – Yes, we need good access and parking so that everyone can enjoy the beach. Number one reason why we are all here!!!

## Brad Bradley – Resident Candidate

### 1. Biography:

- Age 54. Married to Teri Bradley. Three sons (27, 25, 23).
- Currently split time between investment company and international mission work.
- Born in Memphis, TN. Grew up in TN, AR, LA and NC.
- Career: CPA, then Finance/Mortgage entrepreneur for 25 years.
- Hobbies: Golf, training, music, travel, investing, and serving.
- Education: BBA from Harding University, Searcy, AR, major in Accounting
- Property owner since 2001. Currently reside at 388 Tarpon Blvd.

### 2. Volunteer Experience:

- Lead international mission trips.
- Board of Advisors for Sports Friends, a mission organization serving 13 countries in Africa, Asia and South America.
- Little League Board Member for Matthews Little League.
- Ethiopian Angel Network (EAN), a private business investor group who travels to Ethiopia and invests in small businesses there, helping locals and teaching entrepreneurship, business practices, ethics, and helping their local economy become more self-sufficient.



- Volunteered, wrote a curriculum and taught a full credit semester course at Harding University on Entrepreneurship, Leadership, and Business Ethics.
- Alumni Director for Half Time of the Carolinas.

### 3. Professional Experience

- Founded, grew and led two financial services companies, successfully selling both of them to large multi-billion dollar financial institutions.
- Areas of Expertise: Growing companies, raising capital, building winning cultures, business ethics, integrity, leadership, and management.

### 4. Fripp history of your property ownership experience

- Discovered Fripp in 1999 on a family vacation.
- In 2001, purchased canal lot at 455 Tarpon.
- In 2003, purchased the home at 388 Tarpon.
- We also purchased a lot on Remora backing up to Ocean Point Golf Course.
- In 2004, designed and built a home at 455 Tarpon.
- In 2008, removed the old, dilapidated house at 388 Tarpon.
- In 2009, sold the canal house at 455 Tarpon.
- In 2014, completed construction of a new home at 388 Tarpon and moved our residence there.

### 5. Why the FIPOA Board?

- Spending over half of our time here we wish to serve locally.

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# CANDIDATE RESUMES CONT.

## Brad Bradley (cont.)

- The most valuable asset to Fripp Island is the beach shoreline and I want to help ensure we don't lose what we have and enhance it and make it better. This will only help everyone, increase property values, as well as keep Fripp Island a beautiful place to live.
  - My wife and I are personally invested on Fripp Island, having built two homes and owning a third lot; therefore, we have a vested interest in the island's success and beauty.
  - Our family has built wonderful traditions and memories here. We hope that continues with our family, but more importantly, we want other families to have access to our wonderful beach and island for years to come.
- 6. Where do you stand on the major issues currently being addressed by the FIPOA board?**
- Save our beaches, shoreline, and easy access.
    1. We need a proactive shoreline effort to ensure access, beauty, and address potential problems from tidal pools before they become big problems.
    2. We are losing access because of a growing tidal pool moving south, and our prior lack of proactive management.
    3. The beach is our number one asset and should be our top priority. I believe doing nothing is a big mistake.

- Proposed Vehicle Fee:
  1. Personally, this is a negative since we rent in the summer, however, we cannot ignore financial shortfalls and infrastructure needs.
  2. I do not fully agree with the entire plan, however, there is no perfect plan that everyone will agree on. It is more important to try something and tweak it as we go, rather than doing nothing, or arguing about the perfect solution.
  3. In general, I am in favor of doing whatever we need to do to meet our budgetary shortfalls and meeting the needs of infrastructure for the island.
- Perceived culture of mistrust of some towards the POA Board.
  1. This is a mystery and troubling.
  2. The Board receives no compensation and volunteers their time, as well as being fellow homeowners. Thus, I find it odd as to why there are so many attacks on public message boards and what appears to be a lack of trust.
  3. This is counter productive and I would want to address this directly, assess the causes, and work to bring about a more unified effort throughout the entire island to work together to solve our challenges. Primarily I see these challenges as shoreline protection, enhancement, beautification, and financial stability.
  4. I am more concerned about getting things done rather than blaming people.



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# ISLAND CLUBS

## Fripp Island Women's Club "Our Hidden Pearls...The People of Fripp"



*Ann Dany*

Our January meeting was well attended with many ladies donned in their favorite gardening hats in honor of our guest speaker, Alice Massey, Master Gardener. Her topic focused on maintaining plants that are not a deer's favorite food. However, young deer and hungry deer will eat anything and there is no guarantee on the effectiveness of repellents. She stressed the importance of personal safety in applying chemicals to plants and methods of protecting sapling trees. The final note about deer is that they are smarter than science.

The book drive held in December was a great success and we thank everyone who supported this fund raiser for Born-to-Read. Diane Elsner-Riccio and Carol Atherton presented a total of 154 books and \$170 to Executive Director, Terri Sassmann, who spoke about their mission to stress the importance of reading to infants which is critical to early brain development.



The Community Outreach Committee sponsored our annual Bingo Brews and Barbeque fund raiser held on February 5<sup>th</sup>. After an exciting game of Bingo, 136 guests enjoyed a delicious barbeque dinner prepared by Harry Merrill. The raffle consisted of 4 hand-made items including a framed oil-painting, beaded necklace set, woven scrimshaw basket, and a crocheted blanket. This event supported the Adopt a School program at St. Helena Elementary with a check for over \$4,000 presented to Alison Barton, Volunteer Coordinator.



Upcoming events include guest speakers, Jessica Miller, Naturalist at Camp Fripp and Megan Stegmeir, Park Ranger at Hunting Island who will speak about turtles, gators and snakes at our Feb. 17<sup>th</sup> meeting.

The Home Tour will take place on March 16<sup>th</sup> when ticket holders will have the opportunity to visit six beautiful Fripp homes between 10:00 AM and 2:00 PM.

Attendees will meet at the Community Centre at 9:30 AM for instructions and route maps. Advance reservations are strongly encouraged, but payment will be accepted at the door. Our last meeting will be on April 20<sup>th</sup> at the Spring luncheon. Please watch for the flyer and sign up early if you would like to attend.

Please mark your calendar for the next events ...and visit us at our website: [www.frippwc.com](http://www.frippwc.com), as well as on Facebook.

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 should be your one-stop place to go to see what's happening when on the island.

# ISLAND CLUBS CONT.

FRIPP ISLAND



YACHT CLUB

Michael Beach

February 2016

## Recent Events

**Commodore's Ball – Saturday, January 16.** What a great event, “An Evening of Elegance and Intrigue” at the Beach Club with Bond, James Bond, in attendance a wonderful dinner, a martini or two and dancing to TARGET...the Band.



Bond Girls!



Commodore Robbie White and wife Cyndi



Shaken, not stirred



Dancing to Target...the Band

**Pub Party at the Community Centre – Saturday February 12.** A total of 114 members attended the Pub Party at the Lost Ship Inn. Draft British beer, other beverages and a terrific English Pub dinner by Harold's Chef Services filled the evening. Music by the Beatles and other British Invasion bands accompanied a British Images slide while winners were determined for darts and a trivia contest.



Boddingtons on tap



Dart in flight



Shaken, not stirred

# ISLAND CLUBS CONT.

## Fripp Island Yacht Club (cont.)



Wonderful English Pub buffet



British trivia



Trivia contest winners



Dart contest winners

More pictures on the web: [www.frippislandyachtclub.com](http://www.frippislandyachtclub.com)

### Upcoming FIYC Events

Oyster Roast at the Creek House - Thursday March 10.

Boat Inspections at the Marina – Thursday April 7.

Blessing of the Fleet and Dataw Lunch – Thursday April 21.

2016 Full Schedule of Events is now available on 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.

See details, membership application, 2016 schedule, and photos from past events on our web site at [www.frippislandyachtclub.com](http://www.frippislandyachtclub.com)

For FIYC questions, contact Michael Beach at [admin@frippislandyachtclub.com](mailto:admin@frippislandyachtclub.com) or 843-838-5629.

# LIFESTYLE

## Fripp Island Real Estate Update through January 31, 2016

Listing inventory has decreased slightly during the past 30 days. According to Beaufort County Multiple Listing Service there are 262 properties for sale on Fripp Island consisting of 39 condos, 102 homesites and 121 single-family homes.

The following figures from MLS compare year to date sales on Fripp Island from January 1st through January 31st of each year.

Sales	2015	2016
Homesites	1	0
Condos	2	0
Homes	1	3
Total	4	3

Average Sales Price	2015	2016
Homesites	\$110,000	N/A
Condos	\$309,500	N/A
Homes	\$270,000	\$402,500

### Currently Under Contract

Homesites	0
Condos	1
Homes	12

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

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# ISLAND SPORTS



## Nine Hole Men's Golf Group

*Mike Wilt*

The last six weeks have seen a wide range of playing conditions for the nine-hole men's group, which unfortunately included two cancellations due to cold weather. Hopefully that is winter's last effort. The four outings that were held featured three with fairly nice weather for this time of the year and one very cold event.

Games during this time period included Stableford, Bear Creek, Best Ball 1-2-3, and Two Low Net. Weekly winners included Johnny Jones, Tom Hunter, Rusty Prophater, Steve Schnobrich, Howard Harmon, Jim Carpenter, Frank Davis, Ron Pointek and Ed Smith. The only multiple winner out of the four events was Rusty Prophater – three times.

Beginning in late November we began adding a closest to the pin contest for players on both the blue and white tees. Winners included Steve Schnobrich – three times, and Jim Carpenter, Michael Beach, Ron Pointek, Johnny Jones and Dan Bialas.

In March the group will play at Ocean Creek and in April at Ocean Point. The current start time for the group is 9:00 AM.

There are currently approximately 65 active members in the group. The Foretees website is now being used for the Men's Nine Hole group. To sign up to play every Wednesday morning, go to the website at [web.foretees.com/frippislandresort/](http://web.foretees.com/frippislandresort/).

# BOATING & FISHING

## Spring Is On The Way

*Captain Ralph Goodison*

We are looking forward to an early Easter this year and on Fripp Island an early spring. The winter was warmer than normal and the winter fishing was good and SC Department of Natural Resources expect a good spring fishing season.

The Marina has refurbished the southern dock complex.



The costly project is welcomed by the fisherman and boaters.

Recently at physical therapy for my knee replacement, my physical therapist told me about a website and app that can be used to monitor the Great White Sharks that frequent Port Royal Sound.

If you would like to keep track of their activity go to:

[www.ocearch.org/#SharkTracker](http://www.ocearch.org/#SharkTracker).

The marina is preparing for a great season. We are fortunate to live on a great island and stop all the bickering and enjoy our beautiful Fripp Island.

# SEA RESCUE



## Update for January to February 15, 2016

*Michael Beach*

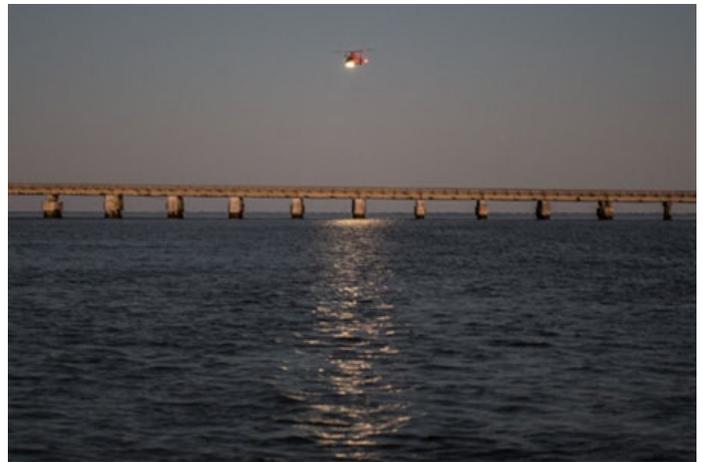
There has only been one Rescue Mission call so far during 2016. Stay safe out there on the water!

**Saturday 2/13/16 5:16 PM:** Rescue Base received a call reporting a boater with a new outboard that had stalled between Fripp and Land's End. However, before FISR boat was launched the caller advised that some commercial crabbers had taken the boat under tow.

There were two training missions with the US Coast Guard, on January 19<sup>th</sup> and 29<sup>th</sup>. Normally the USCG helicopter team trains at dusk. The second mission was during the day and journalist Traci Washington from WTOC Television in Savannah accompanied the Sea Rescue team. Her video story was televised that evening and is available on WTOC-TV web site via this link: [www.wtoc.com/story/31093524/fripp-island-sea-rescue-team-training-with-a-coast-guard-helicopter](http://www.wtoc.com/story/31093524/fripp-island-sea-rescue-team-training-with-a-coast-guard-helicopter)



Evening mission, January 19



Here they come



Daylight mission, January 29



Dropping the basket

*cont next pg.*

# SEA RESCUE CONT.

## FISR Training Photos (cont.)



Following close at 5 knots



Spray everywhere



Pulling in the rescue litter



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**

225 Tarpon Blvd

Fripp Island SC 29920