An aerial photograph of a coastal town and beach. In the foreground, a lagoon with calm, blue water is bordered by a sandy beach. The beach extends into the distance, meeting the ocean. The town, with various houses and buildings, is visible in the middle ground. The sky is a clear, light blue with some wispy clouds.

The Trawler

Special Edition | Election 2023

THE TRAWLER - ELECTION 2023

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

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

Nov 15 – Paper Ballots mailed out.

Nov 21 – The Candidates’ answers for the Online Q&A will be posted on the Fripp Island Living website.

Nov 22 – Electronic Ballots will be sent out.

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

Dec 23 – Results announced.



Lou Wood- Vice President
Monte Runfola - Treasurer
Sharon Lawton - Secretary
Bob Jordan
Scott Reale
Claude "Skip" Shriver
John Skiba
Dan Smith
Nancy Wingenbach

2023 FIPOA Board of Directors

Meet Your Candidates

The Election Committee is happy to announce the list of FIPOA Board Candidates for the Class of 2026.

Resident – 1 open position (1-year term)

Rebecca Climer

Kevin Freimuth

David Lensing

Michael Norman

David VanderWaal

Non-Resident – 3 open positions (full-term)

Dan Cotter

John Marshall

Michael F. “Mike” Murphy

Jeff Pickett

Michael Watts

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

RESIDENT CANDIDATES



Rebecca Climer



Please provide a brief resume of yourself:

I am a full-time resident of Fripp Island. After visiting for 25 years, my husband and I purchased a home on Fripp in late 2014 and moved here in October 2017. My career was in healthcare administration and communications. After completing graduate school in Organizational Communication, I began a management role at a community hospital. I had progressively responsible roles culminating in serving as Chief Communications and Marketing Officer for a nine-hospital, faith-based hospital system in Nashville, Tennessee.

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

My professional career spanned 37 years as a communication professional and healthcare marketer was always enhanced by community involvement. Professionally, I oversaw staff and budgets for individual hospitals and, later, healthcare systems. I have specific experience in strategic planning, customer/client satisfaction, staff development, community engagement, internal communication and all aspects of marketing and public relations. In order to justify the budgeted dollars, I had to deliver measurable and meaningful results based on plans created to benefit the health system.

Over my career I have served on and led numerous boards including local Chambers of Commerce, American Heart Association, Sage (Nashville organization to serve senior citizens), CABLE (Nashville based women's organization.) After moving to Fripp Island, I joined the board of the Fripp Island Community Centre and All Faiths

Chapel and I have served as President for the last four years. That specific experience has provided tremendous information about the needs of Fripp Islanders.

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

My husband and I discovered Fripp Island on an anniversary trip in 1994. We both fell in love with the Island and came back every year. Annual trips turned into multiple trips per year, bringing family and friends along with us. In late 2014, we purchased 462 Porpoise Drive. It was our second home until October of 2017 when we moved here full-time.

Why are you running for the FIPOA Board?:

First and foremost, to be of service to the Island and the people who own property here. The last half of my career was as an executive in a faith-based health system. The emphasis of our professional development was always on servant leadership. People in leadership positions stand on the shoulders of those who have gone before and have a responsibility to leave things better than they were when they accepted the position. I have truly enjoyed serving Fripp as a board member of the FICC and believe it is a valuable resource for the Island. I will have completed my two three-year terms in February of 2024. After my husband died, the commitment I had made to the FICC required that I stay engaged with the Island and for that I am very grateful.

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

It's clear that the Island is in transition. In my opinion, the two major factors are the increase in homeowners and the new ownership of the Fripp Island Resort (I am a social member). The property owners need a strong Board to guide the Island through this transition in order to 1.) protect and support the interests of property owners 2.) maintain the Island's rare natural assets and 3.) work with the Resort management to accomplish these issues.

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

Shoreline Committee, Wildlife, Environment & Grounds Committee and Community Involvement Task Force.

Please Explain

I participated in the Resort's focus groups when the new owners were in place. When asked about what made us "fall in love" with Fripp, I responded that, in our case, it had nothing to do with the resort. It was the natural setting and the wildlife that create the atmosphere that draw so many to our Island. I would serve on any committee that was needed or suggested, but the three that I have indicated would be a preference, if possible. Board and committee members have a challenge to balance the needs and requirements of the different interdependent entities that shape Fripp Island (POA, PSD, and the Resort) and, hopefully, the Committee structure contributes to that. Regarding the Community Involvement Task Force, it is vital for homeowners, especially those new to the Island, to see Fripp as a community in which they want to engage and support.

[Click here to see the full bio online](#)



Kevin Freimuth



Please provide a brief resume of yourself:

My professional experience includes 36 years of senior and executive leadership in pharmaceutical and health, aerospace and agribusiness industries with expertise in technology, innovation, leadership and digital transformation, most recently with Eli Lilly and Company.

My work spanned business units across a global enterprise including development of vision, business and technology strategy and implementation plans, internal go-to-market plans, roadmaps, investment plans, staffing strategies and plans and organizational change management plans to introduce new digital solutions and transform businesses. I was also an inaugural member of a team that was assembled by Lilly's CEO to work outside of traditional boundaries to identify innovative and ground-breaking ways to engage and energize the workforce.

My wife Becky and I have two daughters and a son-in-law who all reside in Charlotte, and two cats who are kind enough to let us believe that we're the rulers of the house! Spending time with our family is a priority for us, and I'm an avid outdoorsman that prefers to be outside whenever possible, particularly on this beautiful island that we're blessed to call our home.

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

My professional work involved leading and working across groups to establish a vision and achieve mutually-beneficial outcomes, influencing without always having authority, critically considering and evaluating alternative points-of-

view, mitigating and navigating through differing opinions and priorities and achieving success as a team. Additionally, I have served my communities in various ways over the years, including service as President of the School Advisory Council and a member of the Capital Campaign Board for Our Lady of Grace Catholic church, chair of the Trails and Greenspace committee in our past neighborhood, a multi-year volunteer in Lilly's community service events known as the Day of Giving, and I currently serve our Fripp Community as a member of our Appeals Committee and Election Committee.

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

Becky and I made an impromptu trip to Hunting Island State Park when I was still a student at Purdue University. That trip started our love affair with the Lowcountry! We vacationed on Fripp with our family for over 20 years, and when I retired from the full-time corporate world, we decided to make it our home.

Why are you running for the FIPOA Board?:

I enjoy living on Fripp, I enjoy being of service to my communities and I feel that I can help lead to keep Fripp growing in the right direction.

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

Transparency is sometimes an overused word, but it is critically important, particularly for a board that serves its community. Maintaining clear, open, two-way lines of communication will be crucial as well. Demonstrating fiscal responsibility and wise spending decisions, keeping Fripp affordable, being good stewards of all of our resources and successfully managing our beautiful water-front resources amidst the ever-changing nature of barrier islands and rising sea levels are all important to me.

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

Appeals Committee, Shoreline Committee, Wildlife, Environment and Grounds Committee.

Please Explain

These committees are of interest to me.

[Click here to see the full bio online](#)



David Lensing



Please provide a brief resume of yourself:

i am an attorney and financial consultant. my wife and i live six months on Fripp and six months on Nantucket, MA. our residence and domicile is 487 Porpoise Drive, Fripp.

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

i have served on numerous boards. i was a partner in subdivision developments and also have done legal work in connection with residential and commercial developments.

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

We were previously residents of Memphis for 30 years. We decided to semi-retire on the Atlantic coast and toured many of the islands from NC to GA. We loved Fripp and decided to buy a home there. We love living on Fripp. In many ways it is similar to Nantucket except the price of the homes on Fripp are much more reasonable and i believe will appreciate in value in the coming years if the governance of the island maintains control of the future developments on the island.

Why are you running for the FIPOA Board?:

i would like to help with the management of the future development of the island.

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

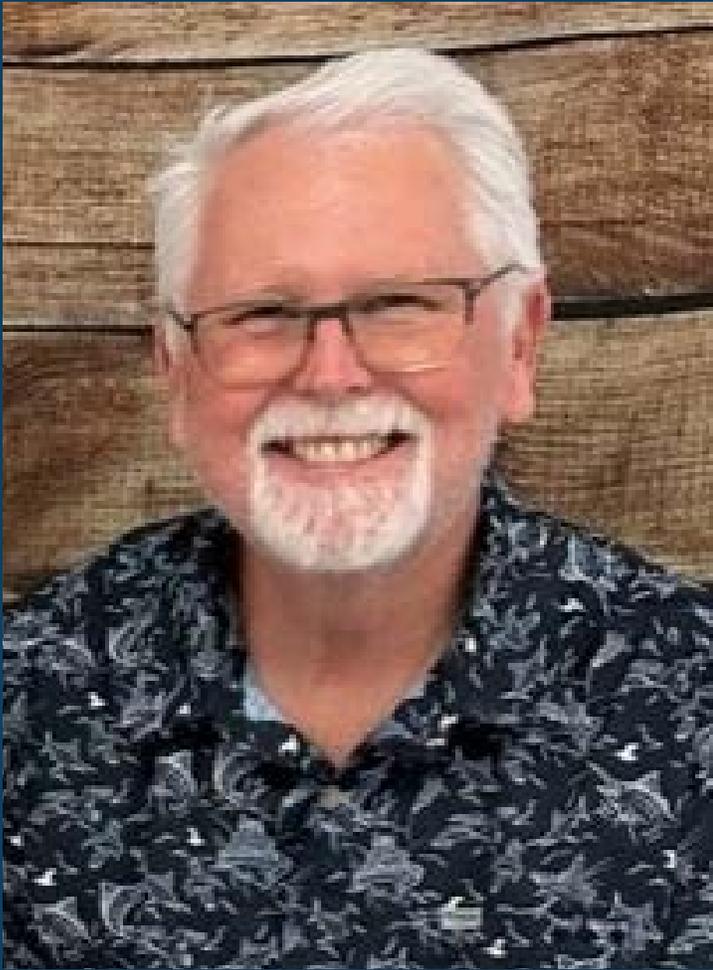
Controlling future development. Also, a major concern, much like Nantucket, is the inevitable issue of the rising ocean and the impact it will have on the island in the future.

Are there any committees, in particular, that you would have an interest in?
Finance Committee, Shoreline Committee, Wildlife, Environment and Grounds Committee, and Roads, Drainage & Bridges Committee.

Please Explain

I believe that the committees i have selected are ones that will most directly impact the future growth of the island. i think that the value of the homes on Fripp Island could increase considerable, similar to Nantucket, if the growth on the island is controlled and problems such as short term rentals are addressed now before they get to be major issues.

[Click here to see the full bio online](#)



Michael Norman



Please provide a brief resume of yourself:

Fripp Island became important to my family and me 25 years ago when, while camping on Hunting Island, we thought we could just drive over the bridge and look around. My wife, Cheryl, still hasn't gotten over being turned away. That prompted a very "Gone with the Wind" outcry of "as God is my witness I'll get one that island someday"! In 2015 that dream became a reality when we had the opportunity to buy our first home on Fripp in the Fiddler's neighborhood. At the time we lived in Cincinnati so were only able to come down once a month. Covid changed everything and we moved here full time in 2020. In 2021 we built a new construction (still in Fiddler's).

I'm originally from a small town in southwest Ohio (Go Bucs) and went to college in Tennessee. I married my high school sweetheart and raised our family in Knoxville, TN where I worked as a Counselor for adults and children followed by a management career with Kroger. I have been retired since moving full time to Fripp. I am on the Fripp Island Loggerhead patrol and I am the Vice President of Fripp Audobon. I have truly appreciated being able to join the community here. I am awaiting my spot in the Low Country Master Naturalist program.

My wife and I enjoy traveling, entertaining, attending Church on the Beach and make frequent visits to Dallas, Chicago and Knoxville to see our 3 grown children, 3 children-in-law and 6 grandchildren. We have a Bernadoodle named Piggy who keeps us in line!

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

Education

1980 - 1985 Carson-Newman College Jefferson City, TN

B.A.

Professional experience

2017-2019 Bons Secours Mercy Health Cincinnati, OH

Physician Billing Customer Service Representative

Answer phones about billing questions

Take payments

Update insurance information

Refile billing issues

Set up new patient profiles

Provide excellent customer service

2007-2015 21st Mortgage Corporation Knoxville, TN

Customer Service Special Projects

Perform Audits

Retitle projects from portfolio acquisitions

Late Fee and Overage letters

NOC report

Work in mail room

Work in file room

Complete Assumption applications when Becki is on vacation

Late Fee Projects

1099 and 1098 projects

Monthly escrow audit

Financial Counselor

Service assigned accounts for timely payments

Perform budget analysis

Complete needed paperwork

Call past due customers

Search for contacts for customers

1998 - 2007 The Kroger Company Knoxville, TN

Co-Manager

Understand and comply with bargaining unit contract provisions. Maintain professional relationships with union officials.

Support an inclusive work environment.

Schedule and direct the work force consistent with store sales and productivity guidelines and wage budgets.

Review weekly, monthly, quarterly budgets.

Plan and conduct communications with store personnel.

Ensure regulatory, legal, labor compliance.

Ensure customer service at expected levels and address customer complaints.

Community involvement (e.g. charities, special events, fund-raising, etc.)

Assist in the appropriate selection, training, development and performance management of store associates.

Responsible for safety and asset protection of the store.

Merchandise store for weekly selling and seasonal displays.

Order product for the store. Use computer assisted ordering program.

1997-1998 Grayson Pontiac Jeep Knoxville,TN New Car Sales

Direct selling by meeting customers on the lot and following up on referrals from other customers.

Attended training classes on selling and mechanical aspects of new automobiles.

1994-1997 Horace Mann Insurance Company Knoxville, TN

Multiline Insurance Agent

Insurance sales and services

Life, Health and Accident

Property and Casualty

1993-1997 St. Mary's Hospital Knoxville, TN

Counselor Behavior Services Unit

Worked with Children and Adults on locked units

Lead small groups

Wrote care plans and worked with interdisciplinary team

Worked on discharge planning and aftercare meetings

Checked vital signs and charted daily activities.

Performed crisis interventions and assessments in the Emergency room.

Objective

Provide leadership in making decisions that benefit the success of Fripp Island

Computer Skills

Microsoft Word, Excel, PowerPoint, Outlook. Windows XP, 2000, 98.

Professional Training

Kroger Management Training Program, Outrageous Customer Service,

Communicating for Results, Advanced Supervisory Skills, Facilitative Leadership

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

We began camping on Hunting Island every year 25 years ago. In 2015 we bought our first home on Fripp in the Fiddler's neighborhood. At the time we lived in Cincinnati so we were only able to come down once a month. Covid changed everything and we moved here full time in 2020. In 2021 we built a new construction (still in Fiddler's).

Why are you running for the FIPOA Board?:

I have the time and energy to devote to this work and am passionate about ensuring that Fripp Island is a great place to live and enjoy nature.

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

Long-term strategic planning for infrastructure
Respectful and reasonable POA standards and covenants
Shoreline and erosion considerations
Continued positive relationship with Fripp Island Resort
Safety and Security

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

Shoreline Committee, and Wildlife, Environment and Grounds Committee

Please Explain

I am actively engaged in the shoreline and wildlife areas due to my involvement with the Loggerhead and Audobon teams. This would be a natural fit for me, however, I would consider others if needed for the good of the POA.

[Click here to see the full bio online](#)



David VanderWaal



Please provide a brief resume of yourself:

Dave VanderWaal most recently was the Chief Marketing Officer for Hisense Americas, a global company with over \$3B in NA revenue. Before that, Dave was CMO for the B2C business units of LG Electronics, North America for over 13 years. Prior to joining LG, he ran his own Marketing Agency for over 20 years, working with heavyweight brands like Hallmark, Maytag, and Sprint. Dave has also owned his own marketing consulting company for the past five years, which he continues to operate right here out of Fripp Island.

Dave was named to Forbes Top 50 CMO list in 2018 and has participated as a leading speaker at numerous marketing conferences and summits. He also has been inducted into the prestigious Path to Purchase Institute Hall of Fame for lifetime achievements contributing to the advancement of the shopper marketing industry. He has also been awarded a place in the POPAI (Point of Purchase Advertising Institute) Hall of Fame, which recognized industry lifetime achievement awards for marketing professionals in the retail environment.

I am an experienced business professional with 40+ years of progressive leadership positions in consumer brand marketing, and overall business management.

I've led big teams and multi-million budgets for a variety of Fortune 500 companies and have excellent financial understanding and knowledge. Most significantly and importantly to this POA Board position, I have honed my skills of cross-functional organization alignment in many different environments.

Dave has a strong background with project/people management having managed large teams and budgets in a variety of capacities. including being Six Sigma certified Dave has served on several different Board of Director positions for both small and medium sized companies over the past 10 years, and also recently served as a member of the Fripp Club Advisory Board for close to three years.

Dave and his wife Tina moved to Fripp Island in June, 2020 from the New York area where the family was located for over 15 years. Prior to that, the family grew up in the midwest, mostly in Kansas City. Dave still consults in the marketing field for several companies right here from his home office (that is, when the internet cooperates).

Dave is married with four grown children and loves sports (Go Chiefs), playing tennis (when the back cooperates) and music (only wish to be as good as our daughter who won Americas' Got Talent in 2016).

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

Much of my professional experiences are very relevant to the challenges the POA Board faces.

My ability to seek solutions, by finding common ground amongst various constituents has been demonstrated in a variety of different situations and environments.

I am a listener and a solution seeker, which is how I advanced my career to becoming Chief Marketing Officer for several huge companies.

I have good financial instincts and know how to read and interpret financial documents. My background with C-Suite business decision making matches up well with the way the POA needs to operate.

Lastly, my commitment to transparency and integrity has been proven over the years with every position held.

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

We first heard about Fripp when we came down in 2020 for our daughter's college visit to Savannah (SCAD). We knew of Hilton Head, but never had any awareness about any of the sea islands or even the "low country" for that matter. However, once we drove over to the coast, we were hooked on how beautiful it all was. We were ready to get out of the New York area and we always wanted to live on or near the ocean. We looked at places in Florida and Gulf Gold coast, and even a little in Aruba where we visit frequently. But once we found the sea islands, our dream suddenly became reality. We looked at Kiawah, Dataw, but once we got to Fripp, this was it for us.

We purchased a place on the north end of the island right on the ocean and have loved it since.

Then, in 2021, we went ahead and purchased a condo villa in Newhaven next to where we live, to use for family/friends and rental property.

Why are you running for the FIPOA Board?:

I want to help with transparency, communications, and most of all, bridge-building between the POA and Fripp Club. I'm confident I can help build consensus and listen carefully to the concerns and needs of all our property owners, both full-timers and part-timers.

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

Infrastructure will be a continuing challenge, as the island continues to expand. We have to take care of both short-term needs today and long-term challenges of tomorrow, when it comes to all our decisions.

Using technology to help drive solutions is something that I also would be focused on. There are ways to do things better and less expensively and I would help push forward this type of thinking.

Lastly, an ongoing challenge and now larger than ever before because we have new ownership group of the Fripp Club, will be how we can have a more mutually beneficial relationship. There is lots of upside in taking away the friction and start to solve common issues together.

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

Finance Committee and Parking and Passes Task Force

Please Explain

I'm not blessed with engineering or construction knowledge, but I do have an excellent acumen for numbers, without necessarily claiming to be an accountant. Parking and Passes is something that definitely needs addressed as the number of people coming to Fripp will continue to increase by +10% or more each year. I believe I'm well-suited to help find that solution.

[Click here to see the full bio online](#)

NON-RESIDENT CANDIDATES



Dan Cotter



Please provide a brief resume of yourself:

Born the sixth of seven children, I was raised in an Irish Catholic family in Northern Virginia. My father was an FBI agent, then worked at the Department of Justice, and then the U.S. Attorney's office in Washington, D.C. I attended my parish grade school followed by Bishop Ireton High School in Alexandria, VA. After attending and graduating from Boston College, I entered the Jesuit Volunteer Corp, and taught Social Studies in an underserved, inter-city grade school in Washington, D.C. where I also worked as the Assistant Director of the Higher Achievement Program; an educational and recreational program designed to enhance the experience of the brightest children from the most underserved neighborhoods in Washington, D.C. Following this experience, I enrolled in the Anton Scalia Law School at George Mason University where I graduated in 1985. I have been practicing law ever since and have been licensed to practice in seven jurisdictions: Virginia, Maryland, the District of Columbia, New York, Pennsylvania, Georgia, and Florida. I retired from active practice at the end of 2022.

I married my college sweetheart, Joanne in 1984, and we have three sons. We relocated from Northern VA to Atlanta, where we have resided for the last 25 years. We currently live in Decatur, GA. Throughout my life, I have been actively engaged in the communities where I have lived with the hope of improving the quality of life and experiences in those communities.

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

Among the many professional and community volunteer groups I have

participated in over the years, I feel the following may be the most relevant to this Board position:

1. Coach and Board Member of the Catholic Metro League of Atlanta (CMLA Basketball) for many years.
2. Coach, Board member and President of Brookwood Athletic Association Baseball & Softball (BAAB / Gwinnett County) for many years.
3. Home & School Officer at St. John Neumann Regional Catholic School – 3-year term.
4. Member of the DeKalb County, GA Grand Jury (2-month term.)
5. Past President: Bishop Dennis J. Ireton High School Alumni Association, Alexandria VA.
6. Caseworker for the St. Vincent de Paul Society and Conference Secretary at St. Thomas More Church – 4 years.
7. Member of the Fripp Island Sea Rescue.

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

Approximately seven years ago, one of my college roommates and his wife invited us to their home on Fripp Island. They have been homeowners for 20 years and were kind enough to share the experience of Fripp Island. Joanne and I fell in love with Fripp Island and hoped that someday we would be part of this unique community. In late 2019, we were lucky enough to move forward with those plans. We purchased our home in the Saw Grass community in May 2020.

We are members of the Resort and love to walk, bike, golf, play pickle-ball, swim, boat in the Low Country, and enjoy the many Resort amenities. We keep a boat at the Fripp Island Marina. This past Spring, I joined the Fripp Island Sea Rescue.

Since my retirement, we have split our time equally between Fripp Island and Decatur, GA. We enjoy so much of what Fripp Island has to offer and we have discovered that our friends and family from the North would much rather visit us at Fripp than in Atlanta! Although we have never rented our home, we purchased a second home as a rental, which we owned for a little more than a year before selling it. Therefore, we have had experience on Fripp Island as homeowner, a Resort member, a boat owner, and as a rental homeowner.

Why are you running for the FIPOA Board?:

I am running for the FIPOA for two primary reasons. The first reason is because I love Fripp Island, and all it has to offer. I have a sense of gratitude that we are a part of this special community. Because of that gratitude, I feel called to give of my time and experience to help preserve and protect what is special about Fripp Island, and to help ensure that the challenges facing Fripp Island are addressed in a manner which promotes the long-term success and stability of Fripp Island and its stakeholders, primarily our property owners, as well as the FIPOA, the Resort, and our visitors. The second reason I am running is because I now have the time and skills to serve as a FIPOA Board Member. I can commit to the requirements of the position. As an attorney practicing for 38 years, I feel I have numerous professional and life experiences that have prepared me well for serving in this capacity.

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

I believe the major issues facing the FIPOA moving forward include giving a fresh perspective to the following challenges:

1. Ensuring Fripp Island is as prepared as possible for the risk of an environmental catastrophe.
2. Reviewing, managing, and being a good steward of the sources of funding for the Island's long-term infrastructure and operational expenses, including being open to new sources of funding to ease the burden on property owners.
3. Promoting a collegial and cooperative working relationship between the FIPOA and the new Resort owners so that together, these entities remain focused on the long-term success and stability of Fripp Island and its stakeholders.
4. Ensuring that long-term nuisance issues such as golf-cart misuse, property destruction, and other similar issues which diminish the quality of life on Fripp Island are addressed in a manner which reduces and deters such conduct from continuing.
5. Ensuring Fripp Island's interests are adequately represented in the decisions made by the county and state government.
6. Providing community leadership in a manner that promotes accessibility, transparency, honesty, and accountability.
7. Listening attentively to the property owners on Fripp Island to consider and evaluate their ideas to improve the quality of life here and manage our resources as responsibly as possible.

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

Appeals, Roads, Drainage and Bridges Committee, and Community Involvement Task Force.

Please Explain

I have strong verbal and written communication skills. I am willing to serve on whichever committees the new Board feels are best suited to my experience and those which will best serve the property owners of Fripp Island. I have experience drafting, reviewing and scrutinizing legal documents; advocating legal positions; negotiating agreements and resolutions to business, personnel, and legal problems; building consensus among stakeholders; handling and managing litigation; managing budgets; managing risk; and overseeing competing priorities. I understand complex insurance policies, documents, and related matters. I am a trained mediator and arbitrator. I have tried numerous jury trials, bench trials, and arbitrations and represented former clients in scores of mediations.

[Click here to see the full bio online](#)



John Marshall



Please provide a brief resume of yourself:

- 10 years experience in the Insurance industry
- PLRB (Boston)
- ATF (Arson for Profit School)
- KIEE claims team (1982 Worlds Fair)
- 10 Years service in the TN Air Guard (119TCF, Radar, Stan/Eval)
- Business Entrepreneur (Founder of several businesses)
- Merit Board of Directors, Knox County Sherriff's Department
- Hometown Knoxville, TN
- Eagle Scout
- Married (Brenda Marshall)
- 3 adult children
- 4 Grandchildren
- All family lives in Knoxville, TN

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

As a business entrepreneur, I started several businesses and dealt with all phases of business issues. (Manufacturing and Sales)

While working in the insurance industry claims area, I attended PLRB in Boston and ATF school for arson investigations. I was a member of the KIEE claims team during the 1982 World's Fair.

I am currently serving a three-year term on the Knox County, Tennessee Sheriff's Merit Board of Directors.

Served on food board for local food pantry. (Fish Ministries)

Thank you for your consideration.

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

After vacationing on Fripp Island, our family quickly fell in love with this beautiful island and everything it had to offer. The wildlife, beautiful sunsets, beaches, serene atmosphere, and friendly people lead to our purchase of 11 Veranda Beach. Our Family has been very happy with our decision in choosing Fripp Island as our home away from home.

Why are you running for the FIPOA Board?:

I have been on Fripp for five years. I have a good understanding of the community and have a lot to give back to Fripp. Fripp has been good to myself, and our family and I would like to help Fripp as it moves forward.

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

Financial stability, infrastructure, security

Making sure our financials are on a firm footing.

Infrastructure - Keeping the maintenance up to date and coordinating with our partners with whom we share responsibilities with. (PSD, Club, Beaufort County, State of SC)

Security - Making sure the Fripp community stays safe so all other activities can move forward. (Foundational)

Transparency - Understanding how and why decisions are made. Following our By Laws.

Partners - Maintaining good relationships with our partners and at the same time remembering our responsibility is to our property owners.

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

Finance Committee, Roads, Drainage and Bridges Committee, Shoreline Committee, and Wildlife, Environment and Grounds Committee.

Please Explain

Our financial health and infrastructure are important to our long-term success. We must protect our wildlife and this beautiful island.

[Click here to see the full bio online](#)



Michael F. Murphy



Please provide a brief resume of yourself:

Mike and his wife Nikki have been active participants in the Cartersville, Georgia community for the last 26 years and have been vacationing at Fripp Island for as long. With a son working on his PhD and two daughters in undergraduate studies, all three kids are currently enrolled at Auburn University.

Originally from Long Island, New York, Mike served in US Marine Corps Force Recon before moving to the South and starting his career in accounting and finance which evolved into analytics, software, consulting, and other businesses.

You can learn more at mikemurphy.com.

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

With a degree in accounting and an MBA in finance, Mike has owned several businesses and has also worked in both large and small corporations.

Nonprofit experience includes Finance Chair for the Cartersville/Bartow Chamber of Commerce, Director and Chairman of the Etowah Scholarship Foundation, Treasurer for the Cartersville/Bartow Exchange Club, volunteer on the Advocates for Children finance committee, a volunteer on two church finance councils, a board member at Cartersville Little League, advisor on Cartersville Middle School Governance Council and Chair for Cartersville/Bartow Chamber of Commerce Youth Leadership committee. He is a graduate of Leadership Bartow through the Cartersville/Bartow Chamber of Commerce. Point of interest for any

Clemson football fans: his wife, Nikki served as booster club president and worked tirelessly behind the scenes for five years during the time that Trevor Lawrence played at Cartersville High School.

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

In college, my wife babysat for people that came to Fripp regularly. That was our introduction.

Why are you running for the FIPOA Board?:

It's my belief that special places like Fripp Island need to be protected. I am especially fortunate to be a part of this community and am willing to do my part to help preserve what makes it special.

While there are many areas of focus for the POA, finances are the cornerstone and should be rigorously examined and communicated on a regular basis.

More specifically, the main purpose is accountability, which is accomplished through transparency, clear communication and open dialogue in an effort to ensure that funds are invested, spent and accounted for in alignment with the wants and needs of property owners.

I have a great deal of experience in this field, I'm not afraid to ask 'why?' and I'm willing to serve.

If it's the will of the community, I commit that I will be attentive, engaging, and open to new solutions as I work with the POA Board to protect your investment.

Thank you.

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

Accountability, transparency and stewardship.

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

Appeals Committee, Finance Committee, and Parking and Passes Task Force.

Please Explain

While I feel that my knowledge and experience lend themselves to the committees selected, I'm happy to serve as needed.

[Click here to see the full bio online](#)



Jeff Pickett



Please provide a brief resume of yourself:

I am married to Karen Adams, PhD. I have two children and six grandchildren. Karen has three children and two grandchildren.

Retired Pilot of Delta Air Lines (1969-2003). I have extensive experience working in groups to achieve designated goals. I was brought into Delta management while still flying regularly to manage the B-767 training program of about 50 instructors. I was promoted to Assistant Chief Pilot and, later, to Chief Pilot of the Atlanta International base. Following that, I was again promoted to manage all of Delta's flight standards efforts which involved regular interface with the FAA. I finished my Delta career as the Chief line Check Pilot on the B-777 aircraft. I was employed by Delta Global Services at various times after my retirement to teach in Delta simulators and to interview prospective pilots.

Retired Colonel, US Marine Corps Reserve. I was commissioned after graduation from UNC, went to flight school, and was sent to Vietnam in 1967 as a helicopter pilot and forward air controller. stayed active in the Reserves until retirement in 1987. I was the commanding officer of an attack helicopter squadron of over 200 Marines from 1982 to 1984. We won several awards for excellence during that time. Following that, I led a Reserve staff group at HQ, US Marine Corps in Washington, D.C.

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

Community Experience:

I have served on three homeowner association boards over the years. The last one was here in the condominium

where Karen and I reside from 2006 to 2008. I was the president of each of those boards at one time or another. Since then, I have served on various committees: Landscape, Property, Communications, and Hospitality. I continue to lead a men's breakfast group.

I served as a trustee of the Delta Pension Preservation Organization after the Delta bankruptcy in 2005. We managed to achieve a positive settlement on lost retirement benefits.

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

My wife Karen used to live on Fripp Island. She moved to Atlanta in 2004 to be with her daughter's family. Karen's daughter, Lori, was married in the chapel on Fripp. We rented properties on the island over the years until the COVID crisis in 2020 when we decided to buy a home. Since that time, we have made many friends, and we attempt to spend two weeks each month on the island. We are social members of the club, and I try to play golf often. We are members of the Audubon Club. I am one of the volunteers who keep the Audubon Trail trimmed. Fripp has given us a lot. I hope to return the favor by giving back some of my time.

Why are you running for the FIPOA Board?:

I believe I can contribute to the overall welfare of Fripp.

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

1. Representing owners and their issues in dealing with the new resort owner.
2. Maintaining and improving island infrastructure.
3. Preparation of defensive climate change measures.

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

Appeals Committee, Parking and Passes Task Force, and Wildlife, Environment and Grounds Committee.

Please Explain

I lack the engineering and fiscal training and knowledge needed on some committees. My people skills should fit better in the indicated committees.

[Click here to see the full bio online](#)



Michael Watts



Please provide a brief resume of yourself:

Partner in a firm specializing in designing, implementing, and monitoring exit strategies for people who have built and run successful businesses. Also a partner in Angels Three Development LLC, a real estate development firm.

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

Worked with others to solve problems and to reach objectives. This resulting in all parties coming as close as possible to getting what the desire.

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

Visited Fripp several years ago at the request of a friend

Why are you running for the FIPOA Board?:

That is a good question. I would say that I believe I can help all property owners in making Fripp a better place.

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

Don't really know yet. Probably different people have their own ideas as to what Fripp is and what it should be come. Would want to make sure that there is a good working relationship between the POA and the club.

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

Shoreline Committee and Wildlife, Environment and Grounds Committee.

Please Explain

I feel that these are very important to the future of Fripp Is

[Click here to see the full bio online](#)

ONLINE Q&A

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

Election Committee

Questions for Candidates – 2023 Election

1. Property Management Companies are more experienced in areas of financial management, property maintenance, security, and managing community concerns without politics or personal views that enable discord and lack of productivity. We can still have an elected board of directors to guide the company but could eliminate volunteer committees, some of which are unstable with so many turnover volunteers. This seems like a more professional and productive path to take like many other communities in Beaufort County. I would be willing to pay more for this service in which we can hold the company accountable, in lieu of volunteers we cannot. What are your views on hiring an HOA Property Management company instead of a General Manager?
2. Do you favor reducing the deer herds on Fripp? If so, how?
3. Would you consider a long term plan for Fripp Island to require all golf carts to be electric?
4. The resort owners are working to monopolize all commercial activities on Fripp Island. Do you think that is good or bad for the property owners?
5. 600 property owners rent their property without using the resort to manage it. The resort claims they have exclusivity on our rentals. Do you think this is good or bad for Fripp Island?
6. Please provide your position on the process of “board action with out meeting”. Are there too many of these occurring? Are they being communicated well?
7. Please provide your position of the amount of development happening on Fripp. Too much? Too little? ARB role? Board Role?
8. How would you approach the resort owners to maximize the improvement of Fripp to the mutual benefit of the property owners and resort?
9. The increasing number of unshielded, cold, very bright and on 24/7 LED outdoor lighting is occurring everywhere including unfortunately Fripp Island. This is not just a turtle issue but also has negative effects all over the island on other wildlife, human health and safety. What is your opinion and do you have any suggestions to address the loss of our dark skies and nighttime tranquility on Fripp?

ONLINE Q&A

REBECCA CLIMER

1. Property Management Companies are more experienced in areas of financial management, property maintenance, security, and managing community concerns without politics or personal views that enable discord and lack of productivity. We can still have an elected board of directors to guide the company but could eliminate volunteer committees, some of which are unstable with so many turnover volunteers. This seems like a more professional and productive path to take like many other communities in Beaufort County. I would be willing to pay more for this service in which we can hold the company accountable, in lieu of volunteers we cannot. What are your views on hiring an HOA Property Management company instead of a General Manager?

I see two issues with the prospect. The first is that, while you may be willing to pay more for such a service, many other property owners may not be. The second, and more important, concern is the elimination of the committee structure that currently provides oversight for a great many elements that impact our lives here on Fripp. The property owners who serve on these committees bring tremendous experience and dedication and this structure engenders a sense of community on Fripp. The committee structure allows for engagement and an investment beyond financial concerns. There are sometimes difficulties with volunteer “staff”, but it is the volunteers on our island who bring a rich experience to life here.

2. Do you favor reducing the deer herds on Fripp? If so, how?

I am in favor of working to manage the herd size so that the deer are healthy. There is currently a plan in place for managing the size through contraception. I would encourage everyone to read the Wildlife Management Plan, especially pages 36 to 46, which describes the various methods and associated expense related to deer population management. The current plan of contraception has been funded in large part by private donations saving FIPOA thousands of dollars. The group overseeing this effort has committed to making the deer management plan a “living document” meaning that the plan can be adjusted to additional development on Fripp and other factors.

3. Would you consider a long term plan for Fripp Island to require all golf carts to be electric?

I would support it. The resort has already incorporated some electric vehicles into their fleet.

4. The resort owners are working to monopolize all commercial activities on Fripp Island. Do you think that is good or bad for the property owners?

It doesn't seem to be a positive for those owners who are not members of the Fripp Island Club. I am a Social Member of the Club and have been since 2015. I enjoy club amenities and like having friends and family members as guests, but I don't consider the Resort as equal to the Island. We are an island community that includes a resort, not a resort island. As a property owners association, we must represent the interests of all members. We do need to keep open communication with the resort and separate fears about the future activities and their current plans and actions.

5. 600 property owners rent their property without using the resort to manage it. The resort claims they have exclusivity on our rentals. Do you think this is good or bad for Fripp Island?

Again, certainly not a positive for those owners who rent their homes. While the resort has made frequent reference to the exclusivity rights via the 1983 agreement, there are still, as you have stated, hundreds of property owners who are renting their homes. As a board, we must represent the interests of all property owners, including those who rent their homes outside of the resort.

6. Please provide your position on the process of “board action with out meeting”. Are there too many of these occurring? Are they being communicated well?

The FIPOA Bylaws allow for actions without meetings but don't stipulate any criteria for use of this process. The only requirements are written approval, by a majority of the directors, of the action to be taken and that the action be reported to the membership within three days. I do have concerns about the frequency of “actions without a meeting” especially within the last two years. This process does not allow for member input so, in my opinion, should be used rarely and not on issues of vital interest to the membership. When used as frequently as they have been, they provoke a feeling of secrecy around important issues. This doesn't contribute to trust in the Board of Directors.

7. Please provide your position of the amount of development happening on Fripp. Too much? Too little? ARB role? Board Role?

It's of tremendous concern to me. The individual homes being built are on lots

that have been approved for development for years. We have to acknowledge that our Island is no secret any longer. My specific concern is with multi-unit development near the marsh and, in the case of individual homes, the destruction of old growth trees and home size vs. lot size. It is the Board's role to evaluate how much the Island can tolerate (within the original development guidelines) and still retain its natural feel. It is the ARB's role to ensure that covenants are enforced.

8. How would you approach the resort owners to maximize the improvement of Fripp to the mutual benefit of the property owners and resort?

The key words are “mutual benefit”. First, we must decide whether we consider the Resort one of the three large entities that affect the quality of life on our island or just a very large property owner. Second, and this may have already happened, but I would work with the resort to identify and agree upon those areas of mutual benefit and create a shared plan around them. These plans should be shared with the membership with periodic updates on progress.

9. The increasing number of unshielded, cold, very bright and on 24/7 LED outdoor lighting is occurring everywhere including unfortunately Fripp Island. This is not just a turtle issue but also has negative effects all over the island on other wildlife, human health and safety. What is your opinion and do you have any suggestions to address the loss of our dark skies and nighttime tranquility on Fripp?

I agree that it is a larger concern. If the lights are addressing safety concerns, we should evaluate whether alternatives are available and strategically place appropriate lighting to achieve both safety and protection of our environment.

ONLINE Q&A

KEVIN FREIMUTH

1. Property Management Companies are more experienced in areas of financial management, property maintenance, security, and managing community concerns without politics or personal views that enable discord and lack of productivity. We can still have an elected board of directors to guide the company but could eliminate volunteer committees, some of which are unstable with so many turnover volunteers. This seems like a more professional and productive path to take like many other communities in Beaufort County. I would be willing to pay more for this service in which we can hold the company accountable, in lieu of volunteers we cannot. What are your views on hiring an HOA Property Management company instead of a General Manager?

If I'm interpreting the question correctly, there are two themes here:

- Elimination of volunteer committees in lieu of a paid property management company
- Elimination of the General Manager role in lieu of a paid property management company

My apologies if I'm interpreting incorrectly!

While I'm confident that the right property management company could effectively govern the elements of island life outlined in your question, I am not in favor of the switch at this time. I value the commitment of our various volunteers and I personally find a comforting sense of community in those volunteer efforts. I believe that the volunteers who staff the committees, and who lead committee events and efforts are personally invested in our community,

are our friends and neighbors, and help build relationships and community across Fripp. I'm not certain that a property management company would have an equally personal and invested touch. I appreciate your insight into the volunteer turnover, but I'd prefer that we stay the course right now and seek additional ways to solicit and retain volunteers.

Likewise with a GM. I prefer that we have a hired GM who becomes intimately familiar with Fripp and its operations, who is personally invested in our Fripp infrastructure, natural resources, owners and visitors, and who prioritizes a personal touch.

Finally, if we did consider replacing the GM with a property management company, I'd want to consider both the short-, and long-term financial impact on our homeowners.

2. Do you favor reducing the deer herds on Fripp? If so, how?

Do I believe that prudent and informed deer population management is important? Yes! Left unmanaged, nature will take its course in sometimes unpleasant ways (e.g., disease, starvation, increased natural mortality, nuisance animals, etc.). Any ecosystem, including Fripp, can support only so many health deer.

What I'm less certain about is whether it's simply a matter of reducing the deer herd, or whether there's a sustainable method for doing so. Historically, deer population management has taken several forms, not all of which may be supported by the community, be practical, or result in long-term efficacy:

- Lethal (Regulated Hunting)
- Live capture and relocation
- Controlling reproductive output
- Introducing natural predators

Since I'm not an expert in population ecology, I don't have a qualified, readily-available answer for how best to reduce or

manage the deer population. I do, however, support the ongoing review and use of findings and recommendations from past wildlife management plans (including the Deer Management Plan approved by the POA Board in November 2021 as part of the overall Wildlife Management Plan), and support ongoing investment in keeping wildlife management plans and actions current.

3. Would you consider a long term plan for Fripp Island to require all golf carts to be electric?

Sure, I'd consider one. I'm a fan of electric carts for a host of reasons. While considering any mandates, though, I'd also consider what, if any hardships this would create for our owners and visitors. With balanced data in hand, I'm confident that we could make a good, informed decision.

4. The resort owners are working to monopolize all commercial activities on Fripp Island. Do you think that is good or bad for the property owners?

That's a great question. I can appreciate the new owner's interest in maximizing the return on the investment they've made - and the investments that they continue to make - in Fripp. If they succeed, we succeed. I do, however, believe in a free-market economy, and also believe that competition can be beneficial to us as property owners and consumers. Through those lenses, I'd view any true monopoly as potentially bad for property owners. I'd prefer that we sustain discussions with the resort owners and the property owners to find a balance between helping the resort achieve its goals and supporting mutually-beneficial non-resort-driven business ventures on Fripp. I believe we should continue to evolve guidance regarding acceptable home-based business activity like we see in the first reading of

amendments to Resolution #566 to be reasonable to all parties.

5. 600 property owners rent their property without using the resort to manage it. The resort claims they have exclusivity on our rentals. Do you think this is good or bad for Fripp Island?

It's difficult to distill out a simple "good" or "bad" response to this question. There's a bit of both in asserting exclusivity over rental properties. I recognize that revenues from the resort owner's rental management company help fund Fripp's improvements and maintenance and that helps us all. Ultimately, though, like my response to the question regarding monopolizing commercial activities on Fripp, I'm a believer in a free-market and competition. I don't think that having a single controlling entity for commercial activities is most beneficial in the long run. In that light, I'm looking forward to hearing more from Adam and Joe regarding an item they introduced in their September 2023 update. In that update they indicated that they will be announcing new aspects of their vacation rental operating model that will foster synergies with property owners who self-manage rentals, as well as with selected and Resort-approved third-party property managers. While I don't know with whom in the community they're consulting with on developing those guidelines, I think it's prudent to review and understand those details when we all see them and develop a course of action to exercise any appropriate rights to drive reasonableness to all from there if necessary.

6. Please provide your position on the process of “board action with out meeting”. Are there too many of these occurring? Are they being communicated well?

I do believe that they're prudent in some cases, and should remain an option for timely decision-making by the board members. I also believe, however, that property owners should have clarity on why they occur (what triggered the event), when they're appropriate (the criteria for taking action without a meeting), and the results. If board members have done due diligence on a topic, solicited appropriate owner input, and acted with owner benefit in mind, then I'm fine with taking action without a meeting, particularly if a timely decision was required. While we all see the results of the action, I believe we can improve insight into the other two items I mentioned above.

7. Please provide your position of the amount of development happening on Fripp. Too much? Too little? ARB role? Board Role?

While I'm saddened at times about the loss of natural areas and island habitat that precipitates out of ongoing development, I recognize that we are a residential island and that the development is going to continue. After all, I own a home here and it'd be a bit hypocritical of me to fault others that are also chasing their dream. It's our obligation, then, to do what we can to help strike a balance between that ongoing development and protecting the environment and the community spirit that brought many of us to Fripp to begin with. The resort, the ARB, the Board and the individual owners themselves all play a role in ensuring and maintaining that balance, and for me, working across those boundaries puts us in the best position to succeed.

8. How would you approach the resort owners to maximize the improvement of Fripp to the mutual benefit of the property owners and resort?

I'd approach this in a manner that I've found to be successful in certain other situations. First, seek to understand – their goals, their plans, their aspirations, their concerns, their motivations, their commitments, their constraints, etc., and then evaluate them against a backdrop of those of our owners, our visitors and my own. Where things align...great! Where they don't, then I'm a proponent of face-to-face debate, discussion and negotiation to try to move things closer together. Does that always work? No, but that's where I'd start.

Also, I paused a bit over the phrase maximize the improvement of Fripp. I believe that it's sometimes about optimizing vs. maximizing. Maximizing can come at a steep cost and I think we should also keep our eye on fiscal feasibility and responsibility for our owners.

9. The increasing number of unshielded, cold, very bright and on 24/7 LED outdoor lighting is occurring everywhere including unfortunately Fripp Island. This is not just a turtle issue but also has negative effects all over the island on other wildlife, human health and safety. What is your opinion and do you have any suggestions to address the loss of our dark skies and nighttime tranquility on Fripp?

I share your opinion. I'm a fan of the Fripp nighttime darkness. There's something about it that's peaceful, mysterious and energizing all at the same time. Still, I recognize that that's my opinion and that not all share it, and that there are some who prefer the light. I do support the establishment of workable limits, configurations, or guidance on the nature

and/or timing of lighting on Fripp. It's premature for me to say what form those guardrails and compromises should take, but I'm more than willing to address the topic.

ONLINE Q&A

DAVID LENSING

1. Property Management Companies are more experienced in areas of financial management, property maintenance, security, and managing community concerns without politics or personal views that enable discord and lack of productivity. We can still have an elected board of directors to guide the company but could eliminate volunteer committees, some of which are unstable with so many turnover volunteers. This seems like a more professional and productive path to take like many other communities in Beaufort County. I would be willing to pay more for this service in which we can hold the company accountable, in lieu of volunteers we cannot. What are your views on hiring an HOA Property Management company instead of a General Manager?

I believe I would favor keeping a General Manager. I have had experiences with Management Companies in the past with other POAs and they are expensive and non-responsive. Having a General Manager on the island would provide an opportunity for residents as well as the Board of Directors to have easy access to the GM to resolve in a timely fashion issue we are having on the island.

2. Do you favor reducing the deer herds on Fripp? If so, how?

I live on Nantucket for six months of the year and there is a large deer population on the island. The Select Board authorizes a hunting season once a year to thin the herd. I do not think a hunting season on Fripp would be feasible—the deer roam in too close quarters to the people living on the island. I do think that thinning the herd

from time to time is probably a good idea—for the residents as well as the health of the deer herd. I think we should bring in an expert to assess the situation and look at his suggestions on the size of the deer herd and how best to keep it under control.

3. Would you consider a long term plan for Fripp Island to require all golf carts to be electric?

Might not be a bad idea but I think those carts owned by residents today that are not electric should be grandfathered in from any regulations requiring electric-only golf carts in the future.

4. The resort owners are working to monopolize all commercial activities on Fripp Island. Do you think that is good or bad for the property owners?

I think the POA should make a concerted effort to work with the resort owners. We all want the same thing—keeping our island the wonderful place that it is. The resort owners paid quite a bit of money to buy into Fripp so I think to some extent the property owners should defer to the ideas of the resort owners for what type of commercial activities should be done on the island.

5. 600 property owners rent their property without using the resort to manage it. The resort claims they have exclusivity on our rentals. Do you think this is good or bad for Fripp Island?

There are positives and negatives for both positions. I am under the impression that the resort owners believe that the covenants under which they operate gives them the right to assert exclusivity to lease the properties on the island. Assuming this is the case then I believe the property owners will have to agree to allow the resort owners to exclusively their properties. Most of the resort islands in

the area such as Hilton Head, The Cliffs, Kiawah, etc. allow the resort owners to exclusively lease the homes on their island. Also, the resort owners have indicated that they will strictly enforce the requirements for guest cards to enjoy the amenities on the island. This is not always the case when property owners lease directly to their tenants. The resort owners have some big plans to improve amenities on the island and other improvements. They need revenues to accomplish this and revenues at 12.5% of the amount of the rentals would help the resort owners with additional revenue. In summary I would only say that assuming the resort owners do in fact have the right to enforce exclusivity to rent the homes of the property owners then the property owners will need to go along with the new changes.

6. Please provide your position on the process of “board action with out meeting”. Are there too many of these occurring? Are they being communicated well?

I think the board needs to be transparent with the property owners and any issue that arises that affects the property owners should be handled at a regular or special meeting duly called at which a quorum is present and voting.

7. Please provide your position of the amount of development happening on Fripp. Too much? Too little? ARB role? Board Role?

I do not necessarily think that Fripp has reached a saturation point yet with its development. I think any developer needs to get approval from ARB and I think the developer should have appeal rights to the Board if the initial decision is negative.

8. How would you approach the resort owners to maximize the improvement of Fripp to the mutual benefit of the property owners and resort?

I would prepare a list of items that the POA, as a whole, would like to see accomplished over the next one year, five years, and long term. Sit down with the resort owners and listen to their plans and try and find middle ground with the resort owners to see if compromises might be reached in the case of differences.

9. The increasing number of unshielded, cold, very bright and on 24/7 LED outdoor lighting is occurring everywhere including unfortunately Fripp Island. This is not just a turtle issue but also has negative effects all over the island on other wildlife, human health and safety. What is your opinion and do you have any suggestions to address the loss of our dark skies and nighttime tranquility on Fripp?

Again, I would draw on what has been done on Nantucket to address the same issue. The Select Board now requires shielded light fixtures for all outdoor lighting. Other than streetlights and other necessary lighting in public areas at night we could consider requiring outdoor lighting to be turned off at a particular hour—maybe midnight in the summer and earlier in the winter.

ONLINE Q&A

MICHAEL NORMAN

1. Property Management Companies are more experienced in areas of financial management, property maintenance, security, and managing community concerns without politics or personal views that enable discord and lack of productivity. We can still have an elected board of directors to guide the company but could eliminate volunteer committees, some of which are unstable with so many turnover volunteers. This seems like a more professional and productive path to take like many other communities in Beaufort County. I would be willing to pay more for this service in which we can hold the company accountable, in lieu of volunteers we cannot. What are your views on hiring an HOA Property Management company instead of a General Manager?

I believe every option should be on the table. Is it the better option? I'm not sure. There are lots of talented and capable people on Fripp to meet the needs. I would question the statement of them not being held accountable. All of the volunteers are only making recommendations in our current set up. The accountability is with the decision makers.

2. Do you favor reducing the deer herds on Fripp? If so, how?

I don't know that it needs to be reduced. I'm sure someone knows what size our island can handle. We certainly have to be aware of our changing environment.

3. Would you consider a long term plan for Fripp Island to require all golf carts to be electric?

Personally, I prefer electric for the reduced noise. I'm not sure that works for everyone.

4. The resort owners are working to monopolize all commercial activities on Fripp Island. Do you think that is good or bad for the property owners?

I believe the resort is looking at all the ways they can generate revenue to offset the cost of doing business on Fripp. I want them to be successful. I believe them being successful is good for property owners.

5. 600 property owners rent their property without using the resort to manage it. The resort claims they have exclusivity on our rentals. Do you think this is good or bad for Fripp Island?

I believe it is difficult to maintain a house on Fripp without a property management team. The resort has said many times they are not enforcing the agreement at this time. I want what is best for the island to maintain our property values.

6. Please provide your position on the process of "board action with out meeting". Are there too many of these occurring? Are they being communicated well?

I'm not sure there are too many. I believe communication is the issue. It is a function to move things along and should not feel like decisions are being made in secret.

7. Please provide your position of the amount of development happening on Fripp. Too much? Too little? ARB role? Board Role?

Fripp was made to be developed. I believe at this time of increased building it more important than ever to maintain all the covenants and rules. We have the structure in place to handle it.

8. How would you approach the resort owners to maximize the improvement of Fripp to the mutual benefit of the property owners and resort?

I believe there has to be ongoing communication with the resort. We all win working together. We must openly share each other's concerns and ideas that make our whole island successful.

9. The increasing number of unshielded, cold, very bright and on 24/7 LED outdoor lighting is occurring everywhere including unfortunately Fripp Island. This is not just a turtle issue but also has negative effects all over the island on other wildlife, human health and safety. What is your opinion and do you have any suggestions to address the loss of our dark skies and nighttime tranquility on Fripp?

This is certainly an issue that deserves some consideration from the ARB. Without affecting the safety of people on the Island is there a way to limit outdoor lighting? We have the technology to control when and how long they stay on.

ONLINE Q&A

DAVID VANDERWAAL

1. Property Management Companies are more experienced in areas of financial management, property maintenance, security, and managing community concerns without politics or personal views that enable discord and lack of productivity. We can still have an elected board of directors to guide the company but could eliminate volunteer committees, some of which are unstable with so many turnover volunteers. This seems like a more professional and productive path to take like many other communities in Beaufort County. I would be willing to pay more for this service in which we can hold the company accountable, in lieu of volunteers we cannot. What are your views on hiring an HOA Property Management company instead of a General Manager?

I believe this is a reasonable option and one that should be explored. There are many volunteers serving on committees, which I applaud. However, there are certain disciplines by which we could gain incremental knowledge and value by turning to outside experts in that particular subject. In other words, finding SME (subject matter expert) who could help.

2. Do you favor reducing the deer herds on Fripp? If so, how?

No I do not favor reducing the deer herds. There is a group that has conservation knowledge already fully established here on Fripp who has expertise in how best to manage the deer population on the island.

3. Would you consider a long term plan for Fripp Island to require all golf carts to be electric?

Yes, I would support such a plan. Electric golf carts are quieter and more in keeping with the tranquility of Fripp.

4. The resort owners are working to monopolize all commercial activities on Fripp Island. Do you think that is good or bad for the property owners?

Monopolies are bad, no matter what the industry or category. Eventually, they always lead to higher prices and decreased quality, due to lack of competition. Hence, this is very bad for our island and our homes.

5. 600 property owners rent their property without using the resort to manage it. The resort claims they have exclusivity on our rentals. Do you think this is good or bad for Fripp Island?

Same answer as above. I believe the competition provided to the Club in managing properties is ultimately going to be good for all the rentals and all of our guests. The Club management of rentals works well for many and that is fine for those who are receiving good service and value from them. However, there are many owners who choose not to use the Club for various reasons and they should be able to do so. There should be a limit to how many total properties any one owner should be able to own and rent however.....something five or less. We don't want to become a multi-housing community that this could lead to.

6. Please provide your position on the process of “board action with out meeting”. Are there too many of these occurring? Are they being communicated well?

Almost all meetings should be open to the POA members. There seems to be a propensity of them in the past couple of years and I would support creating guidelines that are visible to all owners that stipulate when those kinds of meetings can be held.

7. Please provide your position of the amount of development happening on Fripp. Too much? Too little? ARB role? Board Role?

There is too much development happening without having coordinating oversight over what all of this is creating. I believe POA should be the oversight body and would support some kind of organizing structure to create this body and the subsequent actions that would come from it.

8. How would you approach the resort owners to maximize the improvement of Fripp to the mutual benefit of the property owners and resort?

In the same way I have created consensus over the 40 years I’ve worked in large cross-matrixed organizations where different functions have conflicting objectives. We would first find consensus on what we agree upon and not just generalities, but specifics. Then we would outline carefully the areas of disagreement or misalignment. From there, we would tackle each issue with respect for one another and willingness to compromise to find common solutions. There is no question in my mind, that the Club should be paying more than the percentage allocation that is currently in the budget. The amount of burden on the island infrastructure is being

disproportionately impacted by all the visitors that the club is bringing to the island and this must be addressed. This would be priority issue for me, should I get elected to the Board.

9. The increasing number of unshielded, cold, very bright and on 24/7 LED outdoor lighting is occurring everywhere including unfortunately Fripp Island. This is not just a turtle issue but also has negative effects all over the island on other wildlife, human health and safety. What is your opinion and do you have any suggestions to address the loss of our dark skies and nighttime tranquility on Fripp?

I would be open to hearing more from all parties on this issue. I can see positive/negatives on both sides of this and would want to hear more before offering a conclusive opinion. On the surface though, I agree we need to keep lighting to the minimum.....that is one of the beauties of Fripp. On the other hand though, there are security issues to consider with more lighting in certain areas of the island.

ONLINE Q&A

DAN COTTER

1. Property Management Companies are more experienced in areas of financial management, property maintenance, security, and managing community concerns without politics or personal views that enable discord and lack of productivity. We can still have an elected board of directors to guide the company but could eliminate volunteer committees, some of which are unstable with so many turnover volunteers. This seems like a more professional and productive path to take like many other communities in Beaufort County. I would be willing to pay more for this service in which we can hold the company accountable, in lieu of volunteers we cannot. What are your views on hiring an HOA Property Management company instead of a General Manager?

Thank you for this question. The question reflects the frustration some residents have with the perception of how the FIPOA Board of Directors operates. It has been an unusually difficult year because of the GM vacancy and the delay in moving forward on several initiatives during this period. Interestingly, the POA already uses a HOA Property Management company for some functions. That company is IMC Resort Services in Beaufort County. The FIPOA also has another third-party company which provides security services for Fripp Island. That company is SMSC. The question then becomes are there additional traditional POA functions that might make sense to have a third-party provide, and, if so, would such an arrangement provide a better outcome than if handled with the FIPOA model? This question should be regularly considered by the Board as

part of its annual assessment process. Whenever the Board has an issue that it feels is outside its, or the POA's area of expertise, it should seek guidance from professionals with experience in that area. We can (and should) hold the Board accountable through elections, petitions, and vigorous engagement and participation in our community governance. A strong and skilled GM is needed to carry out the many functions in the day-to-day operation of the community. The GM can also ensure that we implement the planned, approved, and budgeted infrastructure projects such as, for example, the long-delayed Front-Gate and Marsh Bridge projects. Fripp Island is blessed to have residents who volunteer for many of the important functions and activities that make Fripp Island a special place. This includes our current and past FIPOA Board of Director volunteers. While HOA Property Management companies can provide many services, it's unlikely such companies can replace the work performed by Fripp Island resident volunteers, who care deeply and passionately about maintaining and enhancing our quality of life.

2. Do you favor reducing the deer herds on Fripp? If so, how?

Thank you for this question. No, I do not favor reducing the deer count currently. I believe the deer are one of the most unique and charming aspects of Fripp Island life. The current population is manageable. The deer count just completed on November 16, 2023, resulted in an unofficial count of 331 deer. This number is down from previous years. At the last Board of Director's Meeting on November 18, it was suggested that the 2022 deer count was at approximately 400. It was suggested that the deer population is not on the rise; in fact, it appears to be on the decline. It was also suggested that because of the amount

of development on the Island over the last several years, the deer are transitioning from living in a “forest-like” environment to more of an “urban-like” environment and that this may be a contributing cause to the herd reduction over the past year.

As I mentioned at the Candidate’s forum, I believe we have a well thought out and sensible Wildlife Management Plan in place. I encourage all residents to review it, if they have not already done so. Where I see room for improvement is for the Board to do more to promote educating our visitors to the appropriate treatment of deer; and then to enforce the existing rules when folks engage in prohibited behavior. It was suggested at the Candidates forum that in 2023, several thousands of dollars were budgeted by the Board for education; but very little of it was spent. We can and should do more to promote education for our visitors.

3. Would you consider a long term plan for Fripp Island to require all golf carts to be electric?

Thank you for this question. I believe many can agree that any reasonable steps that can be taken to reduce the noise on the Island are a step forward. So, yes, I would consider a long-term, phased-in plan for Fripp Island to encourage all resident and visitor golf carts to be electric. A phased-in approach also protects residents who currently have gas-powered carts. There may always be a need to allow a limited number of gas-powered carts that are used for commercial purposes such as, for example, Island maintenance or Security. My preference on this, and similar issues, is that we find a way to encourage and incentivize the use of resident and visitor electric golf carts on a long-term, phased-in approach, rather than mandating new rules. I applaud the new Resort owners for

both offering electric golf carts and moving toward phasing-in an increasing percentage of its golf cart fleet to be electric. In a similar regard, I do not support the new Resort owners’ recent action of purchasing and promoting gas-powered scooters. They are noisy and dangerous; and will require increased Security effort to ensure they are operated safely.

4. The resort owners are working to monopolize all commercial activities on Fripp Island. Do you think that is good or bad for the property owners?

Thank you for this question. In general, I do not support the monopolization of any commercial activities on Fripp Island, or anywhere else for that matter. However, this question raises complicated issues that are often unique and fact specific between the affected parties. Such factors include whether there are contracts, leases, inventory, etc., making it difficult to comment in the abstract on any potential activity. Certainly, in a private island setting with a POA and a Resort, there will always be unique dynamics as it relates to whether and what activities, if any, are exclusively within the purview of either entity. One example I am aware of which this question may refer to and which occurred recently at Fripp Island is the closure of an independently owned Kayaking Center at the Marina. Most of the discussion regarding those events occurred on Next Door, making it difficult to know the real facts or to understand the issues in dispute between the Kayaking Center and the new Resort owners. As I have mentioned at the Meet the Candidates forum, and in other responses, I believe in the adage that, “Sunlight is the best disinfectant”. When the FIPOA Board or the new Resort owners do not share information with their members, it can breed distrust and promote divisiveness.

On the other hand, if you give people the facts, they will often better understand the positions of the affected parties in any such dispute. I have commented on the larger issue about the FIPOA's need for a "Reset" in its relationship with the new Resort owners in other responses here. I have also commented on the new Resort owner's position on rental houses in other responses here.

5. 600 property owners rent their property without using the resort to manage it. The resort claims they have exclusivity on our rentals. Do you think this is good or bad for Fripp Island?

Thank you for this question. Many homeowners continue to rent their properties themselves, or with other rental agencies, such as Fripp Island Stay. The new Resort owners have continued to allow this practice, even though it has taken the position that it has the right to exclusive listings. I have read the document the new Resort owners cited in its public disclosures to residents claiming it had this right, and there appear to be questions as to whether the Resort's position is legally valid or not. Certainly, historically it has never been the case that the Resort asserted exclusivity on the management of rental homes on the Island. What would enable the new Resort owners to do so now? It seems that the way this matter was handled created an unpleasant first impression for many POA members. Discussion between the affected parties is necessary to resolve this issue in a way that protects the rights of property owners as well as promotes the success of the Resort. The Board can play an important role in facilitating these discussions to minimize the risk of future litigation and promote a solution that strives to be a "win / win". As I mentioned at the Meet the Candidates forum, and in other responses

to these questions, I believe one of the most important challenges facing the new Board is to work toward creating a mutually beneficial relationship with the new Resort owners to address many issues, including this one.

6. Please provide your position on the process of "board action with out meeting". Are there too many of these occurring? Are they being communicated well?

Thank you for this question. Yes, I believe such "board actions without a meeting" should be the exception, not the rule. Many residents are understandably concerned about the lack of transparency and public input that could result from a "board action without a meeting". In general, there is frustration with the Board for a perceived lack of timely and meaningful communication with its members. A good example of this is the months long delay in updating residents on the GM hiring process. During the pandemic, one could understand the need for an increased number of these actions; but that has passed. It is time to fully return these issues to public discussion whenever possible. Transparency is important and failing to communicate, or acting in secret, undermines property owners' confidence and breeds distrust. In the limited instances where an unscheduled Board meeting may be necessary to discuss an important and timely topic, the Board should release the minutes as soon as possible after the meeting. The By-Laws require that any action taken without a meeting must be communicated to the members within 3 business days.

7. Please provide your position of the amount of development happening on Fripp. Too much? Too little? ARB role? Board Role?

Thank you for this question. This is a complicated issue because owners of the undeveloped lots have the legal right to sell or develop their lots. When I walk or bike around Fripp Island, I often ask myself the same question. How much is too much? Did the original developers consider the impact that over-development would have on our wildlife, natural resources, and infrastructure? Unfortunately for many who believe Fripp is over developed, this question is too little, too late. According to the FIPOA Weekly Update of August 11, 2023, there are still approximately 300 undeveloped lots remaining on Fripp Island. There are an additional 30 or so that are characterized as in abeyance or unbuildable. But like many residents, I am concerned when I see new homes being built where they intrude upon the marshes, walkways, or site-lines of other homes. Therefore, I believe the best solution we have is to ensure that we have a strong ARB process to ensure that the remaining development of Fripp Island lots is as harmonious as possible. We also need to explore new ways to limit the amount of non-permeable area that is added to the Island.

The goal of the ARB guidelines is to “produce a balanced environment by matching and blending human needs with, rather than imposing them on, the natural environment. While there is a strong desire to encourage freedom of individual expression in the development of the land and buildings, it must be tempered by those ‘protections’ which are mutually advantageous to all property owners on Fripp Island.” The role of the Board is to ensure we have a strong ARB process to ensure that future development is done in a manner consistent with the existing rules, regulations, and restrictive covenants.

8. How would you approach the resort owners to maximize the improvement of Fripp to the mutual benefit of the property owners and resort?

Thank you for this question. While not every property owner is a member of the Resort, every property owner is impacted by the activities of the Resort; and all Resort members are property owners. Therefore, I believe we need to constantly work to achieve a mutually beneficial relationship between the new Resort owners and the FIPOA. The FIPOA's association with the new Resort owners is essential to the long-term success and stability of Fripp Island. This can only be achieved through a close and productive relationship with the new Resort owners.

Fripp Island boasts some wonderful and world class amenities because of the Resort. How blessed are we all to be part of this place?! Fripp Island is in no small measure the special place it is due to the Resort. There are many terrific and talented employees who serve at the Resort that we should all continue to be grateful for. Having said this, I believe the relationship between the FIPOA and the new Resort owners is in need of a “Reset”. I do not believe the transition was as smooth as the new Resort owners may feel it was.

Because of this interdependent relationship, the FIPOA Board of Directors should constantly work toward ensuring that this relationship is mutually beneficial. Similarly, the new Resort owners should also work to be in good relationship with all property owners. The financial relationship between the two is largely based on what appear to be outdated agreements that may not reflect the current situation. For example, pursuant to these agreements, in 2024, the amount of the contribution from the Resort to the FIPOA budget will

only be approximately 4% (or \$143,000) of the total FIPOA budget. Viewed another way, the total contribution of the Resort to the FIPOA for 2024, as a percentage, amounts to less than 10 % of the FIPOA's security expense. This does not seem to be an equitable funding arrangement for the FIPOA based on the proportion of use of FIPOA property and services that benefit the Resort.

The new Resort owners have recently raised membership fees, increased fees for golf and tennis amenities, expanded dining options and expanded their marketing presence. Recently, the Resort hosted the first Big South Fall Preview Golf Tournament on Fripp Island. While I am not saying that was a bad thing; I am raising the question, "Who benefits from that activity"? I wonder how the property owners benefit other than the publicity and exposure for Fripp Island. But these types of events use the FIPOA infrastructure and services with no apparent remuneration. Because of all this activity, it is essential that the relationship between the FIPOA and the new Resort owners become a new priority for the Board of Directors, including a discussion of the funding agreements.

Another area where I feel the new Resort owners can better work with the FIPOA is with educating visitors. There are many instances of unsafe behavior that, while maybe the result of ignorance, still need to be addressed. Many residents see visitors' young children driving golf carts, some in an adult's lap, others in the driver seat alone. Everyone who rents a golf cart through the Resort should be instructed how to operate it properly and safely, and what the expectations are for compliance with rules. The new Resort owners should ensure that literature be distributed to its

guests that discourages feeding the deer and harassing the alligators. Education is key. Hopefully, this would ease the burden on FIPOA Security forces who are tasked with enforcing these rules.

9. The increasing number of unshielded, cold, very bright and on 24/7 LED outdoor lighting is occurring everywhere including unfortunately Fripp Island. This is not just a turtle issue but also has negative effects all over the island on other wildlife, human health and safety. What is your opinion and do you have any suggestions to address the loss of our dark skies and nighttime tranquility on Fripp?

Thank you for this question. I agree that the curtain of evening darkness on Fripp Island at night is extremely beautiful and worth preserving. My preference is that we find a way to encourage and incentivize the use of more environmentally compatible lighting in a long-term, phased-in approach, rather than mandating any immediate changes. As with many of these issues, education is the key. People may not know what they are not informed of. Enforcement of existing guidelines that already promote this goal should be encouraged. Advances may be made through education, enforcement, as well as through the ARB review process. Our community can be gently guided toward behaviors that preserve our dark skies and nighttime tranquility.

ONLINE Q&A

JOHN MARSHALL

1. Property Management Companies are more experienced in areas of financial management, property maintenance, security, and managing community concerns without politics or personal views that enable discord and lack of productivity. We can still have an elected board of directors to guide the company but could eliminate volunteer committees, some of which are unstable with so many turnover volunteers. This seems like a more professional and productive path to take like many other communities in Beaufort County. I would be willing to pay more for this service in which we can hold the company accountable, in lieu of volunteers we cannot. What are your views on hiring an HOA Property Management company instead of a General Manager?

I am not for hiring a HOA Management Company.

I have been on Fripp since 2018 and personally never heard this discussion.

The volunteer groups and committees are what make Fripp, Fripp.

Personal views are always going to be present. The Board needs to do a better job communicating their actions to the membership. (Transparency)

Following our governing documents will go a long way toward alleviating much of the concerns posed by this question.

2. Do you favor reducing the deer herds on Fripp? If so, how?

I favor maintaining a healthy deer population on Fripp. We have a deer management plan and very knowledgeable volunteers, who have been working with state officials and others to protect and secure our deer. I feel we should support our management plan and those dedicated volunteers.

3. Would you consider a long term plan for Fripp Island to require all golf carts to be electric?

When we first came to Fripp, I recall a discussion about a five-year plan, regarding this very question. When we replaced our carts in 2021, we bought electric. A change of this magnitude would affect many POA members.

This brings up the question, "Does the FIPOA have the authority?" I would suggest we look at the last time this was discussed. Obviously, this would need a lot more discussion before proceeding.

4. The resort owners are working to monopolize all commercial activities on Fripp Island. Do you think that is good or bad for the property owners?

If this question is taken at face value using the word monopolize, I would have to say this is bad for the property owners. Monopolies are great for companies; they create exclusive markets with no competition. This is not good for consumers who use these products and services. A lack of competition normally results in higher costs. Generally speaking, monopolies are considered bad.

5. 600 property owners rent their property without using the resort to manage it. The resort claims they have exclusivity on our rentals. Do you think this is good or bad for Fripp Island?

Having been a property owner since 2018, I was not aware of the exclusivity claim until the Resort changed hands earlier this year. Exclusivity could be bad for many property owners on Fripp who have been renting their properties on their own and not through the Resort. I understand there is litigation surrounding this very question.

6. Please provide your position on the process of “board action with out meeting”. Are there too many of these occurring? Are they being communicated well?

I am not a fan of Board action without a meeting, except in emergency situations. There are too many of these actions being taken with regards to what should be, normal Board matters. Decisions without discussion and transparency are not good member communication.

7. Please provide your position of the amount of development happening on Fripp. Too much? Too little? ARB role? Board Role?

There have been many new houses built over the last few years, with more coming. Every vacant buildable lot is a potential new house. We must do our part in managing, using our governing documents and covenants as our guide. We need to coordinate with the PSD to make sure the infrastructure can handle the growth. Fripp is growing and this will bring new challenges for the FIPOA going forward.

8. How would you approach the resort owners to maximize the improvement of Fripp to the mutual benefit of the property owners and resort?

In most cases, the Board or a subcommittee would begin a conversation (in person) to discuss each party’s position on the issue. The resort is one of our partners, who we share mutual interest in assuring the overall success of Fripp. The new Resort owners have been in place for ten months. The Board has probably already begun this process; thus, all the executive sessions’, members know little about.

9. The increasing number of unshielded, cold, very bright and on 24/7 LED outdoor lighting is occurring everywhere including unfortunately Fripp Island. This is not just a turtle issue but also has negative effects all over the island on other wildlife, human health and safety. What is your opinion and do you have any suggestions to address the loss of our dark skies and nighttime tranquility on Fripp?

We have not experienced any lighting issues. I am not sure what authority the FIPOA or ARB would have regarding lighting. On our area of the island, there are a few streetlights that come on at night for safety. One would hope that good neighbors would turn off unneeded lighting at night as a courtesy.

ONLINE Q&A

MICHAEL F. “MIKE” MURPHY

1. Property Management Companies are more experienced in areas of financial management, property maintenance, security, and managing community concerns without politics or personal views that enable discord and lack of productivity. We can still have an elected board of directors to guide the company but could eliminate volunteer committees, some of which are unstable with so many turnover volunteers. This seems like a more professional and productive path to take like many other communities in Beaufort County. I would be willing to pay more for this service in which we can hold the company accountable, in lieu of volunteers we cannot. What are your views on hiring an HOA Property Management company instead of a General Manager?

I am strongly against management companies and have a personal story to support it:

I'm a member of a professional organization that has made this move in recent years. Just last month I called during business hours with a question. A phone answering service told me that I may get a response by email. I never received that email. Now there is no way for me to talk to a live human.

I appreciate the 'outside the box' ideas but believe that a professional management company would not address the issue of accountability, transparency and stewardship that seem to be a current concern on Fripp, as it would create layers of bureaucracy that ultimately give

decision-makers the ability to hide from being held accountable.

2. Do you favor reducing the deer herds on Fripp? If so, how?

As a recent victim of deer-related car damage, I appreciate the need to control the population. At the same time, I understand that deer are part of what makes Fripp Island special.

Our 2024 budget allocates \$15,000 to this initiative. If this is a pressing issue that demands the attention of the POA Board, we should first understand why it's important, how that money is being spent and to whom it is paid. Then determine how effectively that money is being put to work and evaluate if it should be adjusted or eliminated.

If the majority of property owners feel strongly about this issue and want the POA Board to address it, someone should present compelling data such as a signed petition or independent poll. If that's the case, I am happy to spend time working on it. Otherwise, there are more pressing concerns on the island that need attention.

On another note, a community as small as Fripp needs volunteers to address such issues and I encourage people that are passionate about this issue to get involved and volunteer or donate as they see fit.

3. Would you consider a long term plan for Fripp Island to require all golf carts to be electric?

I don't understand the basis for this question, noise? pollution? something else? Without more background on the question, my initial thought is that there are more pressing concerns to be addressed at this time.

From a broader standpoint, I believe in the importance of property rights. I also believe in data.

If the majority of property owners feel strongly about this issue and want the POA Board to address it, someone should present compelling data such as a signed petition or independent poll. If that's the case, I am happy to spend time working on it. Otherwise, there are more pressing concerns on the island that need attention.

4. The resort owners are working to monopolize all commercial activities on Fripp Island. Do you think that is good or bad for the property owners?

We as owners have an agreement with the resort. Every homeowner should read the agreements, easements and covenants to understand what is included (and not included) in those agreements. As far as I can tell, the resort has operated within their rights.

As a member of the resort, I am a supporter and have seen several changes that are encouraging. I believe that the new ownership has brought up the level of service and brings a fresh element of style that sharpens the appearance of Fripp.

The resort regularly asks for feedback and recommendations on improvement. From what I've seen so far, they appear to be implementing the recommendations that make sense.

As an entrepreneur and a consumer, I believe that competition drives quality. I see several business opportunities on Fripp that people are not capitalizing on. The island is changing - just like the rest of the world - and business owners need to be open to change if they want to remain competitive.

5. 600 property owners rent their property without using the resort to manage it. The resort claims they have exclusivity on our rentals. Do you think this is good or bad for Fripp Island?

I don't believe that the 1983 agreement supports that claim.

If you remove the long list of 'visitor types' and 'office types', the language is easier to read - THOMASSON (now the resort) gave the POA control of the guard shack and wanted to ensure that the security staff continues to be courteous, helpful and grants admission when people arrive at the gate.

In my opinion, property owners have not waived rights in this section of the agreement.

From a broader standpoint, I believe in the importance of property rights. We should take caution and promulgate ideas before taking action that will restrict property rights.

6. Please provide your position on the process of "board action with out meeting". Are there too many of these occurring? Are they being communicated well?

In the absence of a GM and out of respect for the volunteers on the current board, decisions must be made as efficiently as possible. Full-scale board meetings for every decision are not practical.

We need to trust the intentions of our elected neighbors. If elected officials can't be trusted, they need to move along. Conversely, those elected should be transparent and communicate their actions. I think that's what a 'board action without a meeting' is.

Hiring a GM should reduce these actions.

On another note, our board meetings take too long. All board members should be well versed on Robert's Rules of Order. Much of the inefficiency seen in recent board meetings should have been tabled, sent to committee or had time limits imposed.

7. Please provide your position of the amount of development happening on Fripp. Too much? Too little? ARB role? Board Role?

I believe in property rights. If I own a property and want to build on it, have the labor and the materials ready, our community should not hinder me from moving forward.

Both the ARB's role and the POA Board's role are clearly and sufficiently outlined in Section 4 of the document titled '2009 Single Family Covenants' on the website.

8. How would you approach the resort owners to maximize the improvement of Fripp to the mutual benefit of the property owners and resort?

It's important to first have clear goals in mind, then use those goals as guiding principles in all actions and decisions.

As a finance person, I believe in efficient markets. I believe that value is driven by quality, and therefore higher values are driven by higher quality.

So it follows that as an owner, I have two guiding principles as they relate to Fripp Island:

1. increase property values; and
2. preserve (and enhance) the quality-of-life elements that contribute to #1.

There are many topics of discussion on Fripp, some of which serve as distractions

from these guiding principles.

My approach is to focus on top priorities, avoid distractions and work to enhance these areas of focus.

9. The increasing number of unshielded, cold, very bright and on 24/7 LED outdoor lighting is occurring everywhere including unfortunately Fripp Island. This is not just a turtle issue but also has negative effects all over the island on other wildlife, human health and safety. What is your opinion and do you have any suggestions to address the loss of our dark skies and nighttime tranquility on Fripp?

I like the clear, dark skies at night on Fripp. However, I don't see where this is a human health or safety issue and don't see where this issue is threatening property values. My opinion is that the POA Board has a lot of work ahead and this topic serves as a distraction from that work.

If the majority of property owners feel strongly about this issue and want the POA Board to address it, someone should present compelling data such as a signed petition or independent poll. If that's the case, I am happy to spend time working on it. Otherwise, there are more pressing concerns on the island that need attention.

ONLINE Q&A

JEFF PICKETT

1. Property Management Companies are more experienced in areas of financial management, property maintenance, security, and managing community concerns without politics or personal views that enable discord and lack of productivity. We can still have an elected board of directors to guide the company but could eliminate volunteer committees, some of which are unstable with so many turnover volunteers. This seems like a more professional and productive path to take like many other communities in Beaufort County. I would be willing to pay more for this service in which we can hold the company accountable, in lieu of volunteers we cannot. What are your views on hiring an HOA Property Management company instead of a General Manager?

There is nothing wrong with our form of management which is similar to many towns across the country. The key is finding a capable, professional manager as we are currently trying to do. Volunteer committees are the heart and soul of Fripp. They provide expertise to the Board – think finance, engineering knowledge, wildlife guidance, and much more. The committees are able to focus on specific issues, and their recommendations guide the Board. Further, volunteer committees provide essential community involvement for a large number of residents.

2. Do you favor reducing the deer herds on Fripp? If so, how?

It is difficult to estimate the proper size of the deer herd on Fripp. I support the Wildlife Plan adopted by the Board in November of 2021 which authorized

the use of contraceptives to manage the number of deer. Euthanizing deer should only be accomplished under extraordinary circumstances as specified in that plan.

3. Would you consider a long term plan for Fripp Island to require all golf carts to be electric?

Electric carts are quieter than gasoline powered carts, and they do not pollute the air. Transitioning to an all- electric golf cart community should be considered. One way to do this might be to prohibit importing and licensing of new gasoline powered carts after a certain date while offering a phase out date for currently registered gasoline powered carts.

4. The resort owners are working to monopolize all commercial activities on Fripp Island. Do you think that is good or bad for the property owners?

Competition generally results in better quality and lower prices; however, the resort owners have a right to commercialize their properties in ways acceptable to the residents. The resort owners need the property owners and vice versa. The FIPOA Board needs to seek win-win solutions with FIR for the good of the property owners.

5. 600 property owners rent their property without using the resort to manage it. The resort claims they have exclusivity on our rentals. Do you think this is good or bad for Fripp Island?

The 1983 Agreement that the FIPOA Board ratified acknowledged the resort owners as the “the exclusive real estate sales and rental agency on Fripp Island.” However, during the 40 years since, this clause has not been enforced, and property owners have used outside booking agencies and services such as VRBO. A common law argument can be made to continue this

practice. The issue to me seems to be how FIR is compensated for the use of the amenities by those who rent property outside of the FIR system. The FIPOA Board should be involved in settling this issue.

6. Please provide your position on the process of “board action with out meeting”. Are there too many of these occurring? Are they being communicated well?

Section 15 of the By-Laws allows for Board actions without a meeting subject to consent in writing and communicating actions taken to the members within three days. My assumption is that such meetings are responses to emergencies and, hopefully, rarely used. I have no knowledge of how or how many such meetings or how they were communicated have occurred in the past, but I will insist that the By-Laws are adhered to in the future.

7. Please provide your position of the amount of development happening on Fripp. Too much? Too little? ARB role? Board Role?

Owners of property have a right to develop their property in adherence to the covenants. The role of the ARB is to ensure those guidelines are adhered to by approving or not approving proposed development. The role of the FIPOA Board is to advocate the style of life preferred by the property owners and to protect their investments.

8. How would you approach the resort owners to maximize the improvement of Fripp to the mutual benefit of the property owners and resort?

The Fripp Island Club Advisory Board is a venue to communicate with the resort executive. In lieu of a GM that has been missing, a FIPOA Board member should

attend these meetings to maintain open lines of communication. Pertinent issues and decisions should be passed to the Board as a whole and to the property owners, if appropriate.

9. The increasing number of unshielded, cold, very bright and on 24/7 LED outdoor lighting is occurring everywhere including unfortunately Fripp Island. This is not just a turtle issue but also has negative effects all over the island on other wildlife, human health and safety. What is your opinion and do you have any suggestions to address the loss of our dark skies and nighttime tranquility on Fripp?

Fripp is a very safe place. Security lights and road lighting are not needed except for a few intersections where amber, low level lights could be used. Let’s start with a comprehensive educational program about the benefits of dark skies to the visitors and residents of Fripp. Gentle reminders to residents of beach houses who leave outdoor white lights on at night might be in order. Lighting controlled by neighborhood associations could be modified or done away with. Discussions with FIR could be held about the benefits of dark skies. Finally, I would ask the Wildlife Committee to investigate the issue and provide suggestions to the Board.



Fripp Island
Property Owners Association