Fripp Island Property Owners Association
DRAFT Minutes
March 11, 2017

Present: Chris Assaf, Ralph Burchfield, Mike McMahon, Jim Wolbrink, Frank Belatti, Whit Suber, Scott Thompson, Chris Assaf

Zoom: Brad Bradley, Dennis Kautz

Absent: Tina Turner

1) Call to Order

2) Determine Presence of a Quorum of Directors: President Chris Assaf called the meeting to order at 9:00AM. There was a quorum present.

3) Adopt Agenda as Presented Today: Motion was made to adopt the Agenda as presented today.

4) Approval February 11, 2017 Meeting Minutes: Motion made and seconded to approve the minutes as presented. Motion approved.

5) WE ARE FRIPP Outstanding Service Award: CHRIS ASSAF
Our awards go to two property owners that have worked tirelessly for this organization this year. It is a second WE ARE FRIPP award for both. David Sykes and Bob Smoak presented us with an outstanding idea whereby owners who rent through their new site can capture 1% of the rental income and donate it to the FIPOA. I love this idea for us obviously, but it’s also a great solution for the new issues surrounding VRBO. None of us know yet what type of revenue this will produce, but the spirit and intent are exactly what WE ARE FRIPP is all about.

6) Comments and Questions from Members:
C) Mr. Bill Lyman read a prepared statement giving, an account of Mrs. Ann Lyman’s service on various committees as well as the Board and the accolades she received from President Chris Assaf for her service. Mr. Lyman stated Mrs. Lyman endorsed 4 candidates after serving on the Nominating Committee. As a result Mrs. Lyman was asked to resign her post as Chair of the Ground Committee. Mr. Lyman further commented Mrs. Lyman was labeled an agitator and there were personal attacks against her and Mr. Rich Combes.
C) President Assaf commented she took issue with Ann having just chaired the nomination committee then abruptly turning around and endorsing 4 candidates however she would not make any further comments about Mrs. Lyman as she was absent from the meeting and it would be inappropriate, however she is open to discussing the matter with Mrs. Lyman upon request.
C) Mrs. Kim Carroll commented the outburst in the February meeting was disturbing. She also stated she owns three properties on Fripp and her property values are down 1.1 Million dollars; the amenities are terrible. Mrs. Carroll stated she was impressed with the Hurricane Matthew cleanup.
C) Mr. Frank Belatti commented he agrees with Mrs. Carrol regarding the property value dilemma. The incoming Board will need to create an ambitious agenda with a common vision. One island, one vision together; the Board, PSD and the Resort should work together.
C) Mr. Paul Field commented never before has he seen such unrest and personal attacks among Fripp homeowners. Mr. Field stated there is a bill in the House, SC Title 27 Chapter 50 which would give homeowners more power and Fripp does not exercise 27-50. Supporting Candidates is not wrong and should not be deterred.

C) General Manager Kate Hines commented the FIPOA is familiar with SC Non Profit Act and FIPOA does follow the guidelines of it. All homeowners are invited to any meeting, with the exception of Executive Sessions which are spelled out in the bylaws,

Q) Mrs. Catherine Keup asked if committee dates were made public?
A) President Assaf answered dates are posted on the FIPOA calendar. Resolutions and Agendas are sent via eblast by General Manager Hines Wednesday prior to the Board meeting.

C) Mrs. Sam Taylor commented Fripp Island is a home and neighborhood. Amenities are not of interest to her.

C) Mr. Belatti commented everyone needs to come together with one common agenda. Everyone is concerned with their own separate agenda

C) Mr. Arie Bax commented if Resolution 753 is approved it will open the door to lawsuits and liability issues. It will also change the type of people that visit Fripp in the summertime. Fripp will change from a pristine beach to a resort beach similar to Daytona. Fripp’s jewel is its’ beach which sets it apart from any other beach.

A) President Assaf answered Fripp owns the accesses and South Carolina controls the beach below high water.

C) Mr. Rick Keup read comments from Pete Richards and Pat Cotter from the Audubon Club Committee. Fripp residents and the Fripp Island Resort have worked hard to make Fripp Island a nationally recognized, nature-focused, coastal environment. Fripp Island has received a National Wildlife Federation Certification. The Fripp Turtle Team is recognized as one of the top turtle programs in South Carolina. The Audubon Club has received South Carolina, National and International recognition for the local Beaufort Barrier Islands Global Important Bird Area (IBA). There is no upside for Resolution 753.

C) Mrs. Sheila Tindal commented that passing Resolution 753 would open Pandora’s Box and make our beach unsafe. Letting motor vehicles on the beach would become a liability.

C) Mrs. Cyndi White commented if Resolution 753 is passed it will deter prospective homebuyers and visitors that come to Fripp for peace and quiet not found on other commercialized beaches. As recommended by the Wildlife Committee Resolution 469 should be kept in place, but changed to allow business on the beach that would not generate trash or noise and no motor vehicles. Fripp is unique and pristine. Resolution 753 will destroy this and it will never again be the same.

C) Mr. Pete Simone commented we need a vision statement that would unify Fripp Island as a community and not a resort. Fripp Island is an ocean front golf and vacation beach community preserving the beauty of the low country.

C) A Homeowner commented Resolution 753 would encourage drinking and trash on the beach.

C) Mr. Jerome Boggus commented Fripp Island is a wildlife preserve which Resolution 753 will destroy.

C) Miss Janie Lackman commented Resolution 753 is not in the best interest of the beach and bad for the environment.

Q) Mrs. Nelle Pender asked how many homeowners were at the meeting because of concern regarding Resolution 753?

Q) President Assaf asked homeowners to raise their hands if they were at the meeting exclusively for Resolution 753. Many raised their hands. President Assaf commented let the record show the majority of the homeowners attended the Board meeting with concerns regarding Resolution 753. President Assaf commented Resolution 753 is not taken lightly and the Board does not want the nature at Fripp to be harmed. Nick Stemen is willing to work with
the Turtle Group pick up trash and respects the homeowner’s feelings about nature and wildlife on Fripp. He is also taking wildlife and turtle training on Hunting Island. No food services will be allowed on the beach. The Boards’ goal is to work with homeowners’ input regarding Resolution 753.

Q) Mr. Bob Newman asked what is to be gained by passing Resolution 753?
A) President Assaf answered the service Nick Stemen offers is conducted online then he delivers the chairs and tents to the beach. It is a good service.

Q) Mrs. Marilyn Smith asked why Mr. Stemen needed a vehicle this year as he did not use one last year to deliver the tents and chairs?
A) President Assaf answered Mr. Stemen was not able to keep up with the demand last year.
C) Mrs. Lackman commented she reached out to someone at Hunting Island and inquired about Mr. Stemen’s training on Hunting Island and was advised Hunting has not agreed to any training. President Assaf commented she had not been made aware of this.
C) A homeowner asked if the new boardwalks will have ramps? President Assaf answered yes. The homeowner replied that the ramps should make it easier for Mr. Stemen to deliver chairs and tents to the beach thus eliminating the need for a vehicle.

Q) Mrs. Keup asked if this was the first or second reading of Resolution 753?
A) President Assaf commented this is the second reading. Resolution modifications are often made between first and second readings. If the scope changes the Resolution is amended.

Q) A homeowner asked if Resolution 753 gives the Board permission to let vendors on the beach? President Assaf answered yes. The homeowner replied the Board should not be able to approve a Resolution without homeowner input.

C) Mrs. White commented Resolution 753 needs to be tabled and 469 kept in place.

Q) A homeowner asked if Mr. Stemen is currently allowed to have a vehicle on the beach.
President Assaf answered no.

C) Mr. David Stemen thanked the homeowners for their input and concerns regarding his request to have a vehicle on the beach and advised there have been no incidents of damage on neighboring beaches that permit vehicle use and if Resolution 753 is passed he will take every possible avenue necessary for the safety of beach goers and the sea turtles.
C) Mrs. Pat Beach commented if one vehicle is allowed on the beach more will follow
C) Mr. Ralph Burchfield commented he will never vote in favor of Resolution 753.
C) Mr. Dick Work and wife Mrs. Sally Work delivered a statement to the meeting to address concerns regarding Resolution 753. We live on a barrier island with a fragile ecosystem that needs to be protected. If Resolution 753 passes it will open Pandora’s Box. Please do not pass Resolution 753.
C) Many other statements were received via email.

7) Discussion of Matters Deferred to this Meeting: None

8) Report from the General Manager and Committees:

KATE HINES
General Manager
Now that the bylaws have been amended, all votes will be electronic, unless the Member does not have email. If the ballot must be mailed, an independent outside party will receive and tally the ballots.

Elections are underway for the class of 2020. We have sent the 1st blast and one reminder from our office, and Vote-now has sent the initial ballot and one reminder. They are also adding individuals who have not received notice as we find them – about 5 so far. For those who still can’t find their email, about 15, we can send them connect them with their unique voter codes.
Property Owner decal applications were sent with the gate access letters. We are not scraping the yellow decals until April 15th, so there is no rush to get the new decals. Please bear with the Administrative staff as we process requests – we have many applications to process and few people to actually do the work! There is a strict inventory system so we cannot ask volunteers to help. I do believe the change in policy is reducing the number of decals requested.

**FINANCIAL**
Property transfers in February: 7

**ARB**
ARB- 8 Maintenance and Repair, 4 Roof, 6 Paint, 6 Dumpster, 1 Addition, 1 Tree
The next ARB meeting is on March 23rd, all submissions are due in the POA office no later than 4:30 Monday, March 20th.

**The Trawler:**
Next deadline is April 30 for May 15 publication date.

**DAVID MANNING**
Finance Committee:
The Finance Committee met on Thursday, March 9.
1) FC requests Board authorization to release the remainder of the $800K frozen shoreline 2017 Capital Budget, as all conditions of the Freeze have been satisfied. **Motion Made and Approved.**
   Note that the balance of the initial Shoreline capital of $1,367 K will need to be addressed by the Board at some time in the future.
2) Request approval to finalize the amount of the Special Assessment, of $450 per year per property for three years as outlined in the draft presentation document previously circulated. Request Board comments on the draft Special Assessment presentation.
   Note that there is no funding for drainage, but special assessment funds could be used for drainage capital if approved by the board.
3) The FC reviewed final unaudited 2016 financials and authorized their posting on FIPOA’s web-site. Audit is targeted for completion in the summer.
4) FC discussed the implementation of the combination of the Reserve funds as approved in the bylaw vote, and will move quickly to implement.

**CHRIS ASSAF**
President’s Report:
I’d like to thank the community for their support of our bylaw revisions. As you know, they all passed. **2,004 ballots were sent and 3 were voided.**

1. FIPOA Board of Directors may increase the annual assessment by 5% or the CPI, whichever is greater. Road & Bridge Fund & Basic assessment are combined.

<table>
<thead>
<tr>
<th>Total Votes</th>
<th>927</th>
</tr>
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<tbody>
<tr>
<td>For</td>
<td>633  68%</td>
</tr>
<tr>
<td>Against</td>
<td>294  32%</td>
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2. Assessments due January 1st are delinquent if not paid by January 31st.
3. Assessments pending in a court of law are not delinquent if said assessments have been paid into escrow

Total Votes 921
For 804 87%
Against 117 13%

4. The number of nominees will be no more than three times the number of resident director positions being filled plus three times the number on non-resident director positions being filled. The nominees’ residency classification must match that of the director positions being filled

Total Votes 902
For 831 92%
Against 71 8%

5. The General Manager shall announce all election results and vote counts within two business days of Director elections.

Total Votes 840
For 763 91%
Against 77 9%

6. Remainder of Bylaw changes

Total Votes 821
For 676 82%
Against 145 18%

We are now at 25% voter turnout on the Board of Directors election. Please vote and contact our office if you did not receive a ballot in your inbox

DENNIS KAUTZ
Bylaws Committee:
All of the bylaws vote totals are in the Robinson Grant report. All six of the issues were approved. Per Article VII of the bylaws, they each received at least a two-thirds affirmative vote of all the valid ballots received and counted. 2004 ballots were mailed, 930 valid ballots were received directly by Robinson Grant, and 3 were voided. The new bylaws will be posted on our website soon on Monday.

BRAD BRADLEY
Shoreline & Access:
Shoreline committee. February was a busy month for the committee. First, we had the completion of a new prototype access ramp at #1, and a new walkway at #2. A new vehicular access was completed at Rock Beauty (#15). The accesses have been visited and scrutinized
and then some. The committee takes comfort from the majority who are truly THRILLED with the new accesses. They are beautiful, user friendly, and keeping beachgoers off the dunes. Rock Beauty is open for traffic. Finishing touches will be forth coming and include trashcans, signage, and pet bag dispensers. Future work is in the planning stage. Summer is 3 months away.

A new first on Fripp happened on Feb 25th. Dr. Robert Young delivered a State of the shoreline report, and presented it in person to a packed room, where he discussed how we got where we are and his recommendation for providing maximum accessibility to our beach accesses. The event lasted over 2 hours, was moderated, and the meeting saw a wide range of thoughtful questions from those in attendance. Subsequent to the meeting, the shoreline team sent a detailed FAQ document to each property owner, answering a myriad of questions, not limited to; permitting, construction, appearance, environmental, governmental, and budgetary concerns. There will never be 100 percent agreement, and we all have the right to our opinions. The bottom line is that the upcoming special assessment vote will dictate the future direction that the shoreline plan takes.

FRANK BELATTI
Human Resources:
The Human Resources Committee met March 10, 2017.

- New employee survey will go out in March
- Benefits and salaries were reviewed for employees. Healthcare costs came in under budget
- It was verified we have adequate trained staff
- Overall good review

RALPH BURCHFIELD
Roads & Drainage:
The major issues dealt with in February and March

1. Drainage:
   Top of Marlin at #1 access. We have finished installing 3 new concrete catchments along with new 10 inch piping across road to new piping.

Marlin at #2 new catchment in front of #777 plus French drains underneath new parking areas plus 10- inch pipe underneath road. Swale is to be converted to pipe system when easement is finalized.

Marlin at #3 will be completed when home construction in the area is finalized. We have reviewed designs with homeowners.

Wahoo has been approved and is currently with our engineering firm.

We reviewed the “Fripp Ditch” and our options along the entire ditch. We have decided to start at the end of the ditch along #14 cleaning out the sand in front of the exit centers first. We also have a pipe at Fairway club that might need repairing.
We have had meetings with Beaufort County Waste Water Management as well as engineering firms that specialize in drainage and flooding issues in the low country.

2. Gravel roads:
Still need some leveling work and additional stone on some of the gravel road areas. These will be addressed in March.

Next road to widen and repair will be Bluefish which has been marked and all owners in the area have been advised. This will include the small T roads on Bluefish.

3. Asphalt:
We have collected the repair data and have sent this information to contractors which includes Marlin repaving and areas damaged by tree roots.

The majority of work will not be done until early Fall.

JOHN DERRICK
Disaster Recovery Committee:
Matthew has come and gone. The effects of this event linger today and will continue to hang around for months to come. Our Matthew related out of pocket costs are projected to be close to $1 million. Recovery of these costs is very limited, maybe $75,000, and the reality is it's unlikely but we will ask.

The big elephant in the room is the debris removal done by CERES. As of March 3, Ceres reported 1850 loads, or 78037 cubic yards hauled away from Fripp. Costs for CERES work may exceed $2 million. Fortunately, the county and FEMA will bear whatever those costs may be. Thanks to those who made it happen this time.

Thanks to all who responded to the Matthew debrief survey. The data has been sorted and ranked. Lessons were learned. The wants and needs of the owners have been heard.

Moving forward, advance preparation for future events is a priority, in both process and financial stability. The services delivered during the response and extending now in recovery are costly but necessary.

At our recent E meeting, the DRC recommends a new Disaster Planning model. One that addresses the four phases all catastrophic events go through, 1) Mitigation, 2) Preparedness, 3) Response and 4) Recovery. This rewrite should incorporate the expectations of the owners as well as meeting the protection needs of the FIPOA.

The DRC Committee recommends a dedicated, smaller sub-committee rewrite our Disaster Planning model. Their draft could then be vetted through the full DRC, the BOD, and a town hall as necessary.

As we are experiencing, the cost of a disaster is a large number that does not need to be ignored. The next event is coming, be it hurricane, earthquake, tornado, or floods, we just do not know what or when.

Everyone is encouraged to attend, view, zoom or however, the March 20 town hall.
LINDA FREEMAN:
Wildlife & Environment:
The committee met on March 6th.

DEER COUNT
Our 2016 Annual Deer Count was another of Matthew's victims.
It has been rescheduled for May 11 at 6 pm. It is hoped that going forward,
May will become the month for the annual count.

ACTIONS
The meeting was almost entirely devoted to Resolution 753 and the drafting of an amended
resolution which was forwarded to the Security Committee. The consensus of the committee
was that motorized vehicles should not be allowed on the beach, that a permitting subcommittee
should be established and that attendant noise and trash were concerns.

NEXT SCHEDULED MEETING
APRIL 17TH at 3 pm

KAREN WOLBRINK
Grounds:
Committee met 3/8/17. Discussed the need for monies to replace many plants along River Club
wall due to Matthew. EWI will demo the area and committee will meet there on 3/15 to look at
plant materials so that Jim can place the order.

JAN MANNING
Community Involvement:
There is one volunteer mentor.
In May Fripp Friends will meet we are accepting applications from those who would like to join.

TINA TURNER
Security Committee:
The Security Committee last met on February 23rd. There were no reportable incidents for the
month. Chief Senecal attended Disney’s Hospitality Training program this month. He said it was
very informative and well worth the cost and time. He will begin training our security staff
beginning in March.

The ABDi gate pass system is working well. Officer Pulse is up and will be fully implemented
within the month. There are still a few minor tweaks to be made but overall we are pleased with
the new system.

The parking committee has been working on changes to the Rock Beauty Access area. The
committee heard from several homeowners during the meeting concerning potentially changing
Rock Beauty to a one way road to alleviate some of the congestion and safety issues. After
receiving feedback from homeowners in that area and discussing the pros and cons, the
decision has been made to to leave the road a two way as it currently is. The overall changes
to parking at Rock Beauty will be solidified soon and hopefully ready to be announced at the
next board meeting.
The committee agreed to revise the handicap golf cart program during the next month. Also the committee voted to begin charging long term renters for a golf cart sticker if they request to use their own cart.

The next meeting is scheduled for March 23, 2017 at 12:00 PM.

WHIT SUBER  
Communications:  
Voting for Board members is below where it needs to be. I encourage everyone to vote.

SCOTT THOMPSON  
Appeals Committee:  
No appeals to report

RICK KEUP  
PSD:  
There was a waterline break last week near the Excursions at the Marina. The break was repaired within two hours.

1. Met with FEMA Thursday, March 9, 2017. 4PSD, 8FEMA (SCSM, Environmental, PE, Builder codes.
2. Roof repair of PSD building
3. Outlying pumps and lift station repair
5. Fripp Inlet bridge repair:
   • Scouring
   • Dolphin repair
6. Porpoise vacuum sewer line
7. Quotes – length
8. Decision next week- March start work
9. Traffic disruption
10. Revetment on Porpoise- bidding process to be complete before work will begin
11. Build to height-“Toe” support good
12. McSweeney to repair RFPs
13. Once quotes in decision from FEMA
14. PSD Bond Council meeting next week

FEMA Meeting Recap
• FEMA demands are stringent and time consuming, more expensive
• FEMA requires us to “slow down” our normal process
• FEMA will be more expensive and we will only receive 75% reimbursement eventually

Next FIPSD Meeting is Tuesday, March 14 at 9:00AM.

Resolution 753, Second Reading: To Adopt a Policy to Create a Limited Permitting Agreement for Companies to do Business on Fripp Island Beach Using FIPOA Access Discussion:
Mr. Bellati commented Resolution 753 needs to be reviewed, researched and amended. Mr. Thompson asked what process will be in place going forward in reference to Resolution 753? How will homeowner's concerns be addressed? Shoreline, Security and Wildlife Committees all need to have an input. We need time to rethink this. This needs to be an orderly process. The Board needs additional time to broaden the process and tighten the wording. Mr. Burchfield commented he will never vote for Resolution 753. Its sets a precedence. There is no practicality for vehicles on the beach at Fripp. Mr. Wolbrink commented he has nothing against Nick Stemen however he does not want golf carts or vehicles on the beach. President Assaf asked if the only issue with Resolution 753 would be having vehicles on the beach? Mr. Burchfield answered no, it’s the precedent we will be setting if we pass Resolution 753. Mr. Suber commented Nick Stemen made a request and we need to make a decision and respond. Mr. Suber also commented any applicant, including Stemen, would have to present and apply to the Board for individual and annual approval on a case by case basis. Each case would be required to be approved by majority vote on an annual basis. Peak season is quickly approaching and we do not need to leave him hanging. Mr. McMahon commented the language of the Resolution needs to be tightened. Mr. Bradley commented Shoreline Committee wants to provide guidelines. There is a difference in vehicles on the beach that are performing beach maintenance and vendor vehicles on the beach. Guidelines need to be in place. 
Mr. Kautz agrees that the wording needs to be tightened up. President Assaf commented we need to listen. Frank has a good idea. We need to go back and review the Resolution. Mr. Suber commented we need to vote one way or the other. Either vote the Resolution in or out. Mr. Wolbrink commented we could table the Resolution. Mr. Kautz commented a deadline needs to be set to vote on the Resolution. Mr. Belatti commented the Board needs to take their time to review Resolution 753. Mr. Burchfield commented we are wasting time. We need to vote on the Resolution. Mr. Suber commented if the language of the Resolution needs to be tightened up let's do it now and vote. President Assaf if asked the Board was willing to review the language of the Resolution and come back to vote for or against in one reading. Mr. Bradley agreed that the Board owed Mr. Stemen an answer. Mr. Wolbrink asked why Mr. Stemen could not operate his business the same way as he did last summer without a vehicle on the beach. President Assaf suggested the Board review the Resolution again with Wildlife committee and homeowners, change the language then vote in or out at the Annual Meeting to be held at the Community Centre. Mr. Belatti commented there needs to be a sub-committee to review today’s notes then rewrite Resolution 753. 
**Action:** Motion made and seconded to send back Resolution 753, involve the Turtle Committee and the homeowners to change the language of Resolution 753 by President Assaf. **Motion Approved.**

President Assaf announced the McSweeney Engineering report would need to be presented as they had another engagement then the remaining two Resolutions would be read.

### 10) Presentation from McSweeney Engineering
#### Lot 520 South end of Porpoise

- Erosion study
- History of construction unknown
- Owner Chicago Title
- Extensive damage from Hurricane Matthew
- Severe erosion problem
Task 1
December 2016 – Erosion Study

Task 2
January 2017- Decision of Mitigation issues

Project Objectives

- Re-establish shoreline protection to protect infrastructure (roadways)
- Re-silence to future events
- Optimization of cost
- Utilization of existing materials to greatest extent possible

Task 1
- Erosion Study and possible alternatives
- Recommended land survey information to fully vet alternatives and move forward with a design that satisfies the project objectives
- Keep cost low

Repair Options
- Create sheet pile wall
- Add to existing revetment
- Build bulk head and add to existing revetment as well

Needed to survey to decide on design

Chose least costly repair option #2
- Heavier armor stone – make 4 feet higher than high tide ,369 tons of stone would need to be brought in
- Relocate rubble pile
- Install filter fabric
- Crate earthen berm on top- 3 ½ feet higher
- Grade slope
- Install new plantings

Q) A Homeowner asked if water pool would develop between berm armor slope?
A) Mr. Bill Barna answered there is no slope.

Q) A Homeowner asked what are OCRMs requirements for repairs?
A) Mr. Barna answered no repairs or work can be performed seaward, only inland.

C) Mr. Burchfield commented he met with OCRM. Decision was made to ignore sea wall. It was decided that it was not cost justifiable to put armor stone into the inlet and then build up the previous wall. The new design utilizes the lot saving thousands of dollars.

Q) Mr. Suber asked what are the hazards of doing nothing to 520 Porpoise?
A) Mr. Barna answered if no repairs are made the erosion will continue to spread effecting neighboring lots.

Q) A Homeowner asked what will the effects of the repairs do to neighboring properties of 520 Porpoise?
A) Mr. Barna answered all of the work performed is above the tide line so there will be no effects to neighboring properties.
A Homeowner asked if leaving the revetment wall will have any effect on the current project?
Mr. Barna answered the rotting material will be removed from the revetment.

A Homeowner asked how high is the berm?
Mr. Barna answered the berm is 2 ½ to 4 feet above high tide.

A Homeowner asked if the repair to 520 Porpoise have any effects on the road surrounding 520 Porpoise? Mr. Barna answered no.

A Homeowner asked if further repairs will be needed in the future to 520 Porpoise?
Mr. Barna answered yes, water front properties require constant maintenance.

Mr. Burchfield commented the cost for the repair to 520 Porpoise will be between $60 and $65 thousand dollars.

Mr. Suber commented the POA is not responsible for the property on 520 Porpoise. The land belongs to Chicago Title. We do not want to become liable for the property.

Mr. Burchfield commented an island is only as good as its infrastructure.

General Manager Hines commented a vote on 520 Porpoise took place via email vote, however the issue was not reaffirmed by vote in the meeting. There were six yes votes via email. (after the meeting the Board decided to vote again on this issue in open session at the April 8th 8:00AM meeting at the Community Centre)

Resolution 754, First Reading: To Amend the Architectural Review Board Guidelines.
Motion made and seconded to approve in one reading. Discussion: None. Motion approved
Action: Motion made and seconded to approve Resolution 754. Discussion: None. Motion approved.

Resolution 755, First Reading: to Submit a Ballot to Members for a Vote on a Three-Year Special Assessment.
Motion made and seconded to approve in one reading. Discussion: None. Motion approved. Action: Motion made and seconded to approve Resolution 755. Discussion: None. Motion approved.

Mr. Bradley reminded President Assaf that the Board needs to approve the Beach Access Plan.
Action: Motion made and seconded to approve the Beach Access Plan. Motion approved unanimously.

Motion made to move the Road and Bridge monies to the Capital Fund.
Discussion: None. Action: Motion made and seconded to approve moving Road and Bridge monies to the Capital Fund. Motion Approved

11) Questions and Comments from Members
None

12) Statement of Matters Deferred to February Meeting
None

13) Next Meetings
1. Town Hall Meeting March 20, 2017 at 5:00 AM at the Community Centre
2. April 8, 2017 at 8:00AM at the Community Centre
   i. Recess
   ii. Vote To Go Into Executive Session to Elect Officers
   iii. Reconvene in Executive Session
   iv. Reconvene Regular Meeting: Announce Action Taken in Executive Session.
v. Adjourn

3. Reconvene as Annual Meeting at 9:00AM
4. Adjourn