Entry #: 3 - Thomas Lichtenstein **Status:** Submitted **Submitted:** 10/3/2026 10:52 AM

Name

Thomas Lichtenstein

Fripp Address

115 Ocean Point Dr., Fripp Island, South Carolina 29920

Permanent Address

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(201) 655-0314

Each nominee must complete the nominee form, and include: an affidavit certifying the address that is their primary residence, a copy of their Driver's License, Voter Registration Card, or Federal Tax Return showing their home address to continue in the election process. A copy of a deed, which is obtainable from the Beaufort County Register of Deeds, online, is a clear demonstration of ownership.

If a property is owned by a Trust, the Trustees are the legal owners of the assets unless the Trust, through the Trustee, has deeded the property to the Beneficiaries. Depending on who is claiming membership (the Trustee or a Beneficiary) you either need a copy of the Trust or a Deed issued to the Beneficiary.

If the property is owned by a LLC, partnership, limited partnership, limited liability partnership, corporation or similar legal entity, provide documentation to show: (i) ownership of some or all of the equity, stock, LLC units, partnership units or other units of ownership participation and (ii) the candidate's participation in the management of the entity, whether as a director, executive officer, manager, partner or similar role."

Please note that this election is for 3 Non-Resident positions.

You will submit this nominee form online at the end of these questions. The deadline to submit an application is **October 15, 2026 at 4:30 PM EDT.**

Choose One

Non-Resident (Full Term)

Can you serve the full 36 month term?

Yes

Are you planning to change your FIPOA Resident status? Should you switch residency status during your term, you will be required to resign from your director position. Please answer below.

Please Choose One

I plan to keep my status the same

Please provide a brief resume/synopsis of your skills and experience.

20 years in high end private Club management. All with volunteer Board structure responsible for non-profit organization. Up Close experience on how productive, proactive, cohesive Boards can positively impact the lives and value to memberships. Experience in building consensus, culture, brand development and enhancement, handling complaints and divisive issues. Oversaw all operational and capital improvement budgets. Prior to the Club Business, 15 years as owner operator of hospitality management group: Hotels, restaurants, catering and consulting. Currently, for the past 17 years I am in sales and management of a national food distribution and manufacturing company.

Please provide your volunteer experience relative to this Board position.

I served on the FIPOA ad hoc GM search committee, just completed. This solidified my interest that I can positively contribute to the FIPOA. Board Member: Illinois Rest. Assn. Officer: Club Managers Assn. of America

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

Purchased first home on Fripp in 2002. Conducted unscientific search from our home in Chicago for warm weather barrier island second home. Over 2-3 years traveled as far south as Jacksonville Fl. up into the outer banks. Settled on Fripp: no board walk, no stop lights, no miniature golf

Why are you running for the FIPOA Board?

I want to make a difference. I believe my Board and business experience can positively impact the how the FIPOA Board operates. I will bring positive, pro-active, transparent, energy and actions to The Board. I will insist on accountability and transparency. Legacy. Not mine. For Fripp. We plan to leave our current home to our Children and Grandkids.

What are the major issues to be addressed by the FIPOA Board? What specific actions or recommendations are you proposing to address these issues?

The acrimony and toxic environment on the Board and in many areas of the Island must be dealt with and minimized. Bring a business like and focused approach to solve problems and make improvements. Top Priorities: >> Covenant Enforcement >>Beautification of the Entry and public areas (Even before construction) >> Promote Brand Identity >>Face head on the controversy and divisions created with short term rentals >> Enhance and promote positive synergies with The Fripp Isalan Resort

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

Shoreline Committee

Strategic Planning Task Force

Wildlife, Environment & Grounds Committee

Please Explain

Our greatest assets: Our beaches, our unique and precious environment. Must have 5-10 year strategic planning. I find it very interesting that the ARB committee is not noted above. We must address growth on the island and ensure that consistent tasteful and brand sensitive building is strictly adhered to.

Additional items to consider before becoming a candidate.

Are you a member in good standing? (all financial obligations paid; Assessments Security, and ARB)

Yes

A good precursor to becoming a director is having a familiarity with the various FIPOA governing documents, particularly the Bylaws, Covenants, 1983 Agreement and 1991 Agreement. They are available in your MyGreenCondo account, under Governing Documents.

Please note that you cannot serve as a Director at the same time as a spouse, a domestic partner, or a co-owner who serves as a Director.

Under current bylaws, directors are required to attend four regular meetings each year, either in person or via video conference.

How much time can you commit to the Association?

You will likely be asked to serve on one or more committees. It is common to devote more than 10 hours per week, even if you are off-island.

How many hours per month will you make yourself available for BOD business?

As needed

Required Documentation **Additional Forms**

As part of the nominee form, candidates will be REQUIRED to participate in a Fripp Island Townhall Meeting for a meet-and-greet and a live Q&A session scheduled for November 7, 2026. Additionally, you will be asked to answer all the questions from the Town Hall.

Candidates who do not fulfill the nominee form requirements will be removed from the BOD ballot.

This completed form and documents must be received by the Election Committee by October 15th, 2026, by 4:30 PM EDT. Please press the SUBMIT button below to complete this portion of the nomination process. Your documentation has been attached.

By Signing below, you agree to the terms as stated above as part of the election process.

Signature

Thomas K. Lichtenstein