# 2026 Fripp Island POA Candidate Town Hall

Thomas Lichtenstein Questions and Answers

## FINANCIAL & FUNDING

1. **Long-Term Financial Stability**

   How would you balance keeping annual assessments reasonable while ensuring adequate reserves and funding for maintenance, capital improvements, and emergencies?

   **A**: Stringent oversight of all Expenditures. Systems and Procedures in place to ensure fiscal responsibility. Require purchase orders for ALL expenditures. Minimum three bids for any purchase over $500. Think outside the box. Manage the POA money like it is your own family's budget. Conduct exhaustive search for all possible State/Federal/County grants that may be available. Explore alternative non fee income options: Contractor Fees: Annual and Daily

## POA GOVERNANCE & BOARD OPERATIONS

2. **Board Responsibilities and Decision-Making**

   What do you consider the most important responsibility of a FIPOA Board member, and how would you evaluate information and community interests when voting on island issues?

   **A**: Be a true fiduciary. Every decision must be based on the long and short term benefits for as many Residents as possible. Never allow short term,short-sighted decisions. HAVE COURAGE. Recuse yourself at any possible conflict. Get expert information.Get resident inputs. Hold all Board members accountable.

## ETHICS, ACCOUNTABILITY & BOARD CONDUCT

3. **Code of Conduct and Accountability**

   If a fellow Board member may have violated the code of conduct or governing documents, what steps would you take to ensure a fair and appropriate response?

   **A** Get the facts . Be completely transparent. Never air dirty laundry in public. Keep meetings behind closed doors. No Drama.No Social Media. Give the accused Board member all possible avenues to explain actions. Must be a unanimous decision to "convict". We must have a zero tolerance policy;if someone breaks a rule or violates ethics or moral standards. Have Courage.

## SAFETY, SECURITY & EMERGENCY PREPAREDNESS

4. **Island Safety and Security**

   What do you consider Fripp Island's most significant safety and security challenges, including traffic safety and speeding, and what actions would you prioritize to address them?

   **A**: Our largest budget line item must also be our most important resource:Security. The Board has the obligation to enforce the rules. TOO MANY WARNINGS. Give clear direction to Security that the rules must be enforced. Educate residents first; parking, traffic issues etc. Then enforce and fine. I see, we all see kids and others abusing the cart privileges. Set up speed traps. We cannot wait until someone gets hurt.

## WILDLIFE, CONSERVATION & SANCTUARY

5. **Wildlife Sanctuary and Management**

   How should Fripp Island's wildlife sanctuary designation guide the POA's approach to managing deer and other wildlife?

   **A**: We need to celebrate our Wildlife Sanctuary Designation. This should be the cornerstone of our brand and marketing efforts. We should partner with the Resort to promote this marketing initiative. We have wildlife and conservation experts. We need to get their professional inputs. Me? Too many Deer. And I thought it is clear to all: DO NOT FEED THE DEER. I would have security instructed to fine violators.

## FINANCIAL & FUNDING

6. **Alternative Revenue Sources**

What alternative revenue sources, beyond annual and special assessments, would you support exploring to fund the POA's long-term needs?

**A**: There is a great deal of overlap from my answer from Question Sec. 1 # 1 In addition: for example: The truck traffic is what eats up our roads. There is a straight line proposal to have that act as an additional revenue source to maintain our roads. I believe that volunteerism could also play a large part in these efforts.Work closely with the resort. There are synergies that could create revenues that would benefit both entities.

## POA GOVERNANCE & BOARD OPERATIONS

7. **Communication and Transparency**

   What specific steps would you take to improve communication, transparency, and trust between the Board and property owners?

   **A**:GET OFF SOCIAL MEDIA. All next door stuff must be refudiated and made clear where official information will come from. The newsletters must change format. It is a very tough challenge to send weekly information and to be able to get people's attention. But it can be done.

The GM open house type things are a great start, Keep them up. Partner with the resort: Make some meet and greets more social, on the “green”. Integrate those events with the Friday Happy Hours. We are partners with the resort right ?

# ROUND 2

# 2026 Fripp Island POA Candidate Town Hall

## POA GOVERNANCE & BOARD OPERATIONS

1. **Board Meeting Attendance and Participation**

   What commitment can you make to attending in-person Board meetings and actively participating in Board responsibilities?

   **A**: I would try to make as many as possible. Yes, I am a non-resident, but this is a huge commitment I take very seriously. Zoom is just not the same. I think a minimum of SIX should be a guideline.  Let me suggest that I know works: Have a small light, sandwiches etc. spread out in the Board room one hour before each meeting. It is amazing how much can get done before that formal meeting begins, conversation, compromise and the ability to build coalitions and consensus. Yes, I still work full time, but would make special efforts, and mine would entail air travel from Austin Texas to make that commitment work.

## FINANCIAL & FUNDING

2. **Strategic Planning and Priorities**

   Should the POA have a Board-approved strategic plan guiding budgets and capital priorities? How would you prioritize competing projects?

   **A**: YES YES YES  Highest Priority. Prioritize? This is the essence of the Board′s responsibilities and duties: Learn, listen and understand the needs, wants, desires of the residents.

## SAFETY, SECURITY & EMERGENCY PREPAREDNESS

3. **Emergency Preparedness and Recovery**

   How should the POA prepare for and respond to hurricanes, flooding, fires, and other emergencies, including recovery and restoration of essential services?

   **A**: Be Proactive. Listen to the experts. Test systems and procedures on a regular basis. Coordinate all official bodies: State County, our Security and fire departments. Nothing left to Chance. Be compassionate, but strong and decisive. Have Courage

## ETHICS, ACCOUNTABILITY & BOARD CONDUCT

4. **Conflict Resolution and Professionalism**

   How would you handle a serious disagreement with another Board member or a **confrontational interaction with a resident while maintaining professionalism?**

   **A**: Very similar to my answer to Sec. 1, #3  Get The Facts.  No Social Media.  Completely transparent. No Drama.  Must be unanimous. Have Courage.  Board Dispute or dispute with a  resident:Handle the same: with dignity, but all must follow the rules and accept appropriate consequences.

## FINANCIAL & FUNDING

5. **Property Owner Participation in Financial Decisions**

   What role should property owners have in evaluating and approving major funding proposals, including special assessments and alternative revenue sources?

   **A**: Educate Educate Educate. Get all the facts as clearly, logically and unbiased as possible. Get Expert inputs. Get Resident inputs, Then Board decision

## WILDLIFE, CONSERVATION & SANCTUARY

6. **Conservation and Property Rights**

   How would you balance individual property rights with protecting natural habitat, green space, and wildlife?

   **A**: There are actually some really good guidelines in the ARB, unfortunately those rules have not always been followed. Transparency, hear all parties, common sense. But North Star on this one should be simple. We must preserve our Wildlife Sanctuary status at all costs, Please see Sec. 1 #5

## ETHICS, ACCOUNTABILITY & BOARD CONDUCT

7. **Conflicts of Interest and Fiduciary Responsibility**

   How would you identify, disclose, and manage potential conflicts of interest while fulfilling your fiduciary responsibilities to the POA?

   **A**: Keep this behind closed doors. But, And, there is no gray area. Zero tolerance. Get the facts. Complete overlap from Sec.1,#3. No Drama. No Social Media. Total Honesty. Complete Transparency. Ask the tough questions. Hold everyone accountable