2026 Fripp Island POA Candidate Town Hall

Barry Hassett 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: Balancing reasonable annual assessments with adequate HOA reserves requires three key initiatives. First, we must complete review of the rigorous reserve study that the Finance Committee has started. They have done outstanding work reviewing every aspect of the reserve study to make recommendations for a New Basic Assessment. An appropriate annual assessment will minimize, if not eliminate, the need for special assessments which are difficult for most households to plan for. We need to complete that work and present it to the community for review, questions and ultimately a vote. The reserve studies need to be repeated every three to five years to accurately project major repair timelines and costs, preventing surprise special assessments. Ultimately the objective is to establish a tiered reserve structure: capital improvement funds, a dedicated emergency contingency pool, and an appropriate but lean annual operating budget.

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: The most important responsibility of a FIPOA Board member is upholding fiduciary duty: protecting the community's long-term financial health, infrastructure, and unique environment.

   When voting on island issues, I would evaluate information objectively through governing documents, data, and financial impacts, while balancing diverse community interests to ensure decisions serve the collective well-being of all property owners.

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: To ensure a fair and appropriate response to a suspected code of conduct violation by a board member, we must develop a consistent process to be applied to all such allegations, including. Right now, we do not have a well defined process for addressing alleged violations and implementing accountability. An outline for this process could include:

   1. Ensure Support of Governing Documents: Check bylaws and the code of conduct to ensure viability of allegations.

2. Conduct Investigation: Obtain any additional needed information to provide a thorough review and assessment of allegations.

3. Implement a Fair Review Process: Provide the member with notice of the allegations and an impartial opportunity to be heard.

4. Recuse and Deliberate: Exclude the accused member from executive discussions while the information is reviewed and assessed for a decision by the full Board.

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: Fripp Island's primary safety challenges stem from heavy golf cart traffic during high season, speeding on roads, unauthorized access to the island and enforcement of wildlife regulations (specifically with regard to human interaction). The traffic and speeding are especially concerning because of our pedestrian traffic and free-roaming wildlife like deer.

I would prioritize the following:

- Strict Speed & Cart Enforcement: Maintain security patrols to strictly and consistently enforce posted speed limits and age requirements.
- Enhanced Access Control: Continue to upgrade main gate technology to streamline resident entry while verifying visitor credentials.
- Wildlife Interaction Management: Continue enforcement of rules regarding interacting with wildlife.

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: Fripp Island's wildlife sanctuary designation means the POA must prioritize coexistence, habitat preservation, and minimally-intrusive management. Rather than resorting to reactive population control, the POA should focus on sustainable, long-term strategies such as prohibiting residents from feeding wildlife to prevent unnatural population expansion and preserving the natural ecosystem. Furthermore, ongoing community education is essential to ensure residents and especially guests appreciate and protect the island's unique environment. Ultimately, management policies should respect natural balances as much as possible, ensuring that Fripp Island remains a safe, protected haven for its wildlife.

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: To fund Fripp Island POA's long-term infrastructure and reserve needs, I would support exploring several other sustainable revenue streams:

- User Fees: We can examine the viability of a guest fee for island vacationers, specifically to address road and beach access maintenance.
- Environmental & Infrastructure Grants: Securing state, federal, or coastal conservation grants for shoreline management, drainage improvements, and habitat restoration.
- Fripp Island Resort Collaboration: Exploring ways to partner with FIR to generate additional revenues for ongoing infrastructure maintenance.

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: To improve communication, transparency, and trust between the Board and property owners, I would implement two key initiatives. First, I would increase the depth of information provided in our weekly updates, directly taking on some of the more controversial topics that are being discussed in the community. Second, I would deepen transparency by hosting quarterly interactive town halls dedicated to open Q&A sessions. Consistent, proactive information sharing ensures residents feel heard, valued, and fully informed about community matters.

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: In my two years on the board, I have only missed 2 meetings although my attendance at the majority of these has been remote. This is a non-resident position and I work full time which limits my ability to be on island for meetings. However, remote participation does not limit my ability to be educated on the issues being discussed or to participate in the discussion. I am fully committed to being available to meet the obligations of being an informed and active board member.

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, the Fripp Property Owners Association needs a Board-approved strategic plan to align budgets and capital priorities with long-term community goals rather than short-term fixes.

   To prioritize competing projects, I suggest evaluating them through the following criteria: safety and regulatory compliance, habitat preservation, infrastructure protection (protecting existing assets), enhanced utility to the island as a whole, and finally discretionary enhancements. Projects could be ranked using a weighted scoring matrix that assesses cost and member

impact. This ensures transparent, objective decision-making that protects the island, the owners' property values and resident trust in the Board.

Development and implementation of a strategic plan is directly tied to available funding. This is a natural corollary to completion of the financial analysis around the reserve study and new basic assessment.

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: The POA must assess all existing emergency management plans in conjunction with the PSD and FIR – these will be the 3 primary entities coordinating a response to any emergency that occurs on the island. The management plan must address: mitigation, preparedness, response, and recovery.

   To ensure preparation, the POA should ensure that clear communication channels are established and that reserve funds are available and allocated. During emergencies like hurricanes, floods, or fires, leadership must coordinate directly with local emergency services, issue timely evacuation or shelter-in-place advisories (if appropriate), and secure vulnerable community infrastructure.

   In the immediate aftermath, the POA must be prepared to work with local and state authorities to ensure safety assessments can be made, debris can be cleared, access to the island can be restored, as well as essential utilities like water and power. Partnerships should be established in advance with licensed contractors to expedite recovery efforts. Most important, communication with residents must be established and maintained.

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: To handle a serious disagreement or confrontation professionally, it is important to not allow the disagreement to become personal. Discussion should focus on objective facts and organizational goals rather than personalities. My personal style is to address an individual one on one to have an open and direct debate regarding the differences and achieve resolution. If that is not achieve, it is appropriate to bring the discussion (again based on objective facts) to the entire board in Executive Session – at the beginning of each new board year there should be consensus among board members to abide by the decisions/recommendations of the majority once debate and vote is complete.

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: In my opinion, property owners should retain direct voting authority over all major funding proposals, special assessments, and alternative revenue sources. Because assessments directly impact property equity, forced changes can undermine private investment trust. Requiring mandatory owner approval ensures fiscal accountability, protects property rights, and aligns infrastructure spending with community-supported priorities.

WILDLIFE, CONSERVATION & SANCTUARY

6. **Conservation and Property Rights**

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

A: Balancing individual property rights with a wildlife sanctuary designation requires careful stewardship. Property owners retain the freedom to enjoy and maintain their land responsibly, provided their actions do not disrupt local ecosystems. By establishing and enforcing clear guidelines, we can ensure the island remains a sanctuary. The island already has strong guidelines established – we must continue to educate the community and, perhaps more important, educate prospective residents about their obligations before they commit to investing in property on Fripp.

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: To manage conflicts of interest, I would asses any personal, financial, or familial situations that could compromise my objectivity on any topic of debate. I would disclose these potential conflicts fully and transparently to any stakeholders. If for any reason, anyone else suggested a conflict where I didn't believe one existed, I would encourage board feedback and abide by any majority decision. In the event of a conflict, I would recuse myself from voting on the issue at debate.