2026 Fripp Island POA Candidate Town Hall

Chris Gray 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: We need to diversify our income to put more tools in our toolbox. There currently are taxes that we are not receiving from the county. Developing relationships with our representatives in our area is crucial. We are not communicating with the folks that control where local, state and federal funds are allocated. That has to change and I will lead the way to change it. Our grant procurement needs attention. We must change the way we are writing grants to increase our award percentage. Impact fees are another way to raise funds. Charge a fee for every new home built, those fees can help supplement funding to repair and build new infrastructure.

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 function of the board is to maintain the excellence that is Fripp Island. The first step is to listen to what the needs are according to our residents. Townhall meetings are a good way to get that information. With that information we can then weigh it against the bylaws to produce an agreeable outcome. Sometimes it comes down to money. If it doesn't make dollars, it doesn't make sense. We also need common sense in most cases needs to be exercised.

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: An executive session must be called immediately. The case must be presented privately to the board in order bring clarity to the situation. The case will then be weighed against the code to establish if it rises to the level of moral turpitude. If the case does in factor meet the threshold of moral turpitude, then a proper action can be taken. This would include but would not be limited to censure, resignation demands and possible prosecution if applicable.

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: Staffing is the most significant challenge. Without a full staff our officers are not as effective as they can be. We need to be competitive in our salaries, benefits and training to ensure we are recruiting and retaining the highest quality individuals. It must be a priority to provide the Chief with funding needed and the teeth in our bylaws to hold folks accountable.

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: The name wildlife sanctuary says it all. Fripp has got to be a place in which our wildlife can thrive. Continuing counting wildlife numbers is foundationally important. With good data we can make incremental adjustments that will keep populations at a manageable level. Working with DNR is mandatory. They oversee everything that walks, flies and swims. Based on DNR's recommendations, development of a wildlife management program will provide a roadmap to successfully maintaining our wildlife without having to work under emergency conditions.

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: Recovering our accommodations and hospitality taxes from the county is primary. We've never seen any of those reallocated to the island because we've never asked. We need to obtain ARPA and REA funding from the state and county. The FHWA should to be tapped for the bridge. The state park service given we provide automatic aid for the Hunting Beach needs to pay their share for the bridge. Grants are also a vital part of funding for any area. Working with our local, state and federal officials we can secure the funding needed to maintain our infrastructure leading to lower assessment fees.

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: I'll provide my cell phone number to everyone. If they have a question or concern they can pick up the phone and call me.

ROUND 2

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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 will commit to attend in person meetings as often as possible. I will participate in Board responsibilities as the need arises.

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: I strongly believe in having a master plan that is updated every five years. Essential services would get priority.

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: Following state and local guidelines should be our way forward. The safety of our residence and staff is the top concern. Everything that has been built can be built again. There is nothing worth anyone's life on the island. We stock up on essentials water, MRE's, fuel, etc. We do all we can to protect our assets. If that means board members need to grab a shovel and get to work then that's what we do. If the situation worsens, we get everyone off of the island to save lives. When the situation clears we'll work together to rebuild.

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: Act like an adult and remember Jesus is watching. Adults resolve conflict through communication and debate. Debate is healthy anger is not. Adults confront each other privately. Facebook doesn't need to know because Facebook isn't going to solve anything.

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: Have a meeting for discussion. Get the consensus of the people and vote according to the people. We are elected for a reason. The citizens have entrusted the board to make the correct decisions.

WILDLIFE, CONSERVATION & SANCTUARY

6. **Conservation and Property Rights**

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

   A: Both wildlife and citizens have a right to the island. Both have to be able to coexist. Through data collection we can make minor adjustments that ensure property rights are not being violated and our wildlife can thrive. Avoiding massive corrections is the key to balancing both. We need to have those conversations and plans drawn now.

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: If there is the slightest possibility of a conflict of interest board members must recuse themselves from that vote. MASC has written extensively on this matter. Their guidelines are available online.