2026 Fripp Island POA Candidate Town Hall

Michael Keaton 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:The first step is proactive and easy-to-digest communications with our homeowners. Ensure that they are aware of why specifically the spend is necessary and on what timing or schedule the funds will need to be disbursed. Clearly communicate the must haves / the must dos, and also provide feedback on projects that enhance the quality of life but might not be "necessary" from a safety, health, or preservation perspective.

   We keep assessments as reasonable as possible with financial forecasting and project management. Determine when specifically a project needs to kick off, outline a detailed disbursement schedule, and work backwards from there to ensure that we are accruing as needed with respect to timing.

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:I'd say that there are two parts to this answer. The most important responsibility for a board member is to advocate for the best interests of all Fripp Island Homeowners. And part of that advocacy is to ensure that homeowners are kept informed with frequent and easy-to-read communications. More short informational communications – bursts of information – as opposed to longer communications that folks may not have time to read.

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: If a Board Member appears to have violated the code of conduct, then that information must be confidentially communicated to the board and to FIPOA Leadership. Confidentiality is key, not a topic of conversation for NextDoor, Facebook, or even discussion with family and friends. Treat it fully confidentially.

   An independent investigation is warranted. First, advise the Board Member of the issue that has been raised, advise that it will be investigated. Depending on the nature of the issue, that may solve itself with an explanation from the Board Member, or if appropriate their voluntary resignation. Then, gather the facts behind what specifically is alleged to have happened, provide the Board Member with the details, and give them the opportunity to respond in writing to the

board as a whole. Following the response, the board will need to hold a vote on the matter that could involve termination.

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: I must admit there have been times where my thoughts were elsewhere, and I may have driven too quickly through the central area by the tennis courts, fitness center, and the shopping boutiques. And, on one occasion I was given a warning – while only going 5 MPH over the limit it was a warning that I deserved. It might be helpful to have additional signage, flashing lights, or additional "too fast" radar signs to help remind drivers to be more careful. Maybe more signage and warning lights in the area near Springtide Market and the Resort Offices as well.

   Separate from speeding, I do think that Security should be encouraged to do more to help manage the summertime crowds. Perhaps more proactive patrols in areas where people tend to congregate.

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 chose Fripp as a location for our second home because it is a "place of peace". We truly enjoy the diverse and natural beauty – as well as the diverse wildlife. That said, I do think that our population of deer is perhaps a bit high – a bit too many. I would be curious to know more about what our naturalist recommends in terms of cost-effective methods of population control.

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: I think an easy item is a $10-15 fee for windshield guest passes for renters. That may indirectly become a cost to folks like me who rent our places out, but it seems like a good "consumption based" method for increasing revenue. I would assume that could be administered via our existing system for generating gate passes.

I would like to know more about what rights the FIPOA has with regards to retail or food/beverage operation. Admittedly perhaps what I'm suggesting here isn't allowed. Not saying we compete with the resort, but it would be worth exploring opportunities to partner with the resort on new initiatives.

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 touched on this as part of my answer to the first question. Proactive and easy-to-digest communications with our homeowners is critical. Communicate more often, but with shorter 1-3 paragraph updates. Let's make sure that all homeowners are aware of key financial matters. Provide homeowners with the opportunity to vote or share opinions more often – but without dragging out the timeline to make a decision.

Clearly communicate the must haves / the must dos, and also provide feedback on projects that enhance the quality of life but might not be "necessary" from a safety, health, or preservation perspective.

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 am a non-resident homeowner at Fripp. We tend to be at Fripp more often in the fall, winter, and spring – and more likely to rent our place in late spring and throughout the summer. That said, I can absolutely commit to being in person for meetings on a periodic basis.

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: We absolutely must have a long-term strategic plan for the island. This includes periodically surveying all homeowners for their perspectives on "must haves" and "nice to haves" – and then sharing that feedback with the community.

   We also need to take feedback from our facilities (water, sewer, fire, safety), our professional leadership at the FIPOA, and from each other as board members.

   Use project management lifecycle planning to determine when specifically a project needs to kick off, outline a detailed disbursement schedule, and work backwards from there to ensure that we are accruing as needed with respect to timing.

   Then, once again communicate with all homeowners regarding project prioritization and funding requirements.

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: To be honest, I'm not sure how well prepared we are. I suggest that we proactively engage our our professional staff – FIPOA Leadership our security team – and ask that they review and comment on any existing documentation or planning materials that we have. We should have a published disaster recovery plan that is available to homeowners in a easy to read format.

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: First of all, there should not be any disagreements between Board Members that become confrontational. We should discuss and maybe debate key policy initiatives, but always with decorum. If a Board Members is incapable of non-confrontational behavior, then they need to be removed from the board. Period – full stop, no excuses for behaving like our politicians do on TV.

That said, there are times when we all can be passionate about a certain topic. When that happens we expect folks to take a breath, count to 3, and then remember that we are here to serve Homeowners, not to advance personal causes.

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: We should use technology to provide homeowners with the opportunity to vote or share opinions more often – but without dragging out the timeline to make a decision. Communicate more frequently with shorter, easy to digest information – including charts, graphs, and other data to illustrate the decision or the need.

Clearly communicate the must haves / the must dos, and also provide feedback on projects that enhance the quality of life but might not be "necessary" from a safety, health, or preservation perspective.

WILDLIFE, CONSERVATION & SANCTUARY

6. **Conservation and Property Rights**

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

A: Many of us purchased homes knowing well that we back up to a marsh or other natural area that must be preserved. Others are 15+ year homeowners who may have seen the landscape change in the time since they have owned their property. We need to consider both types of homeowners as we reflect on changes that may be needed to preserve the beauty of our island.

That said, I do believe that we need to take steps to thoughtfully and carefully decrease the population of deer on our island – both for homeowner/driver safety and to ensure the health of these animals.

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: Under no circumstances should any member of the board benefit financially from decisions made by the board or FIPOA. This is a service role and needs to be treated as such. If I or a family member owned a painting company, and I choose to serve on the board, then under no circumstances should my company be allowed to bid on projects for either FIPOA or the Resort.