

KICA Board of Directors Meeting
November 10, 2003
2:00 p.m. - Sandcastle

APPROVED

Present: Marty Yonas, President
Fred Peterson, Vice President
Dwight Freeburg, Treasurer
Faith Dodge, Secretary
Tom Hutchinson, Director
Pat McKinney, Director
Buddy Darby, Director (late arrival)

Joe Bunting, Staff
Teresa Cooper, Staff
Tammy McAdory, Staff
Joe Croughwell, Staff
Carrie Cross, Staff

1. Call to Order, Verify Quorum – Mr. Yonas called the meeting to order at 2:00 p.m. with a quorum of directors by Messrs. Yonas, Peterson, Freeburg, Hutchinson, McKinney and Mrs. Dodge.
2. Approval of Minutes –
 - A. August 25, 2003 Minutes – **Mr. Peterson moved approval of the August Board minutes. Mr. Hutchinson seconded the motion. This vote was carried unanimously by those in attendance.**
 - B. September 29, 2003 Minutes – Mrs. Dodge requested that “Penalty Citations” in the 5th sentence of section 3.A.2. not be changed. **Mr. Hutchinson moved approval of the September Board minutes as amended. Mrs. Dodge seconded the motion. This vote was carried unanimously by those in attendance.**
3. Administrative Reports
 - A. Joe Bunting, General Manager
 1. Public Health Survey (enclosure) – Herb Ailes gave a presentation requesting that KICA provide 600 random names, phone numbers and addresses to an independent marketing consultant in order to gain information on the medical needs of Kiawah/Seabrook communities.
[Mr. Darby arrived at 2:05 p.m.]
Mr. McKinney moved to provide the information. Mr. Peterson seconded the motion. This vote was carried unanimously.
 2. Security Report (enclosure) – Status Report. Rule violations by category comparison are reduced by 44.6%. 15,000 more vehicles passed through the gate for month of September. Covenant compliance information was presented and will continue to be presented once a quarter. Mr. Darby had a question regarding an aggressive 10-foot alligator report which had “no further action” and if that opens KICA to a legal liability. Joe responded that the alligator was removed the next day. According to a SC DNR survey, alligator population is significantly down. This survey will be done annually.
 3. Rules and Regulations Handbook (enclosure) – The draft Rules and Regulations Handbook has been reviewed by the SSAC, the CCC and Legal counsel. Questions raised by the handbook follow:
 - a. Page 4, section C regards beach access ramps, particularly those designated as “for disabled individuals.” The beach access ramp at Eugenia Avenue and Low Oak Woods was added to the list, but it is often overgrown with sand drift, etc. which makes it difficult for wheelchairs to access the ramp. The upkeep of the ramps need to be examined by those entities/individuals in charge of the area.

- b. Page 5, section B, subsection d. To whom does a member report lights on at the beachfront after 9:00 p.m? The answer is KICA Security. Security gets all calls and directs them to the appropriate place.
 - c. Page 7, first bullet regulates a 3"- 4" lawn height. If an owner of an improved, single-family home has left the lawn native and the only grass in the area is the KICA easement, KICA should maintain the area to the standards of a secondary road, which is maintained every two weeks.
 - d. Page 8, Section 11 is in regards to the rules applicable to rental properties. The section will be left in the Handbook until further notice of change by the Town.
Mrs. Dodge moved approval of the Rules and Regulations Handbook with a suggested addition on Page 2, section 2, subsection F, last sentence: "...and the right to use remains with the current owner." Mr. Freeburg seconded the motion. This vote was carried unanimously
4. 2004 Annual Meeting Schedule (enclosure)– For review only.
 5. Mail Votes – none were taken since the last meeting.
 6. Member Comments from September 29 board meeting (enclosure) – Joe reviewed the responses and resolutions of the comments/questions.
 7. Ratification of votes taken at the September 29 Executive Session – **Mr. Hutchinson moved ratification of Dick Sula as the Vice-Chair of Governance & Planning Committee. Mrs. Dodge seconded the motion. This vote was carried unanimously.**
- B. Teresa Cooper, Controller
1. Approval Request for Conceptually Approved MRR Policy (enclosure) – Teresa reviewed the changes incorporated at the August 25, 2003 board meeting. **Mr. Hutchinson moved approval of the policy. Mr. Freeburg seconded the motion. This vote was carried unanimously.** Mr. Peterson asked if the second to last paragraph on enclosure 3.B.1 (b) should be included in the Financial Controls Manual. Teresa responded that it should be.
4. New Business – No new business
 5. Unfinished Business – Avril Fenwick, FAC Chair, gave a status report on the 2004 budget. Avril and Teresa will continue to work towards finalizing the budget and it will be voted on at the board meeting on December 4.
 6. Adjournment - Having no further business to conduct, the meeting was adjourned on motion duly made and seconded.
 7. Member Comments
 - A. Bill Wert, 184 Glen Abbey, informed the board that TOKI has reduced personnel by 15% and its vehicles by 50%.
 - B. Leo Fishman, 247 Saltgrass, in respect to the Rules and Regulations Handbook, asked about KICA's plans to distribute to the membership.
 - C. Herb Ailes, 129 Bufflehead, asked the board if they believe a medical foundation is important.

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- D. Steve Mattison, 4856 Green Dolphin Way. Mr. Mattison requested consideration for review of the policy that allows for only primary owners to have free use of Association facilities, primarily the Sandcastle. In his situation, they have legally distributed the weeks of the year, and no two families may visit the condo the same week.

Submitted by

Approved at the January 12, 2004 meeting

Carolyn Cross
November 10, 2003

Faith Dodge
Secretary

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Executive Session

- A. Proposed New Committee Members – The Board’s unanimous consensus was to approve all committee members. This will be ratified at the next board meeting.

Submitted by

Approved at the January 12, 2004 meeting

Carolyn Cross
November 10, 2003

Faith Dodge
Secretary