

Present: Faith Dodge, President
Dick Sula, Vice President
John Wilson, Treasurer
Russ Warren, Secretary
Dwight Freeburg, Director
Avril Fenwick, Director
Buddy Darby, Director (teleconference)

Joe Bunting, Staff
Joe Croughwell, Staff
Teresa Cooper, Staff
Dave Achey, Staff
Carrie McGregor, Staff

1. Call to Order, Verify Quorum – Mrs. Dodge called the meeting to order at 2:00p.m. with a quorum of Directors by Mmes. Dodge and Fenwick and Messrs. Freeburg, Sula, Warren, Wilson and Darby.
2. Approval of Minutes
 - A. October 3 Minutes (enclosure) – **Mr. Warren moved approval of the October 3 board minutes. Mr. Wilson seconded the motion. This vote was carried unanimously.**
3. Administrative Reports
 - A. Joe Bunting, General Manager
 1. Mail Votes – No mail votes this month.
 2. Executive Session – No executive session votes taken last month.
 3. Member Comments from October 3 Board meeting (enclosure) – Mr. Bunting reviewed the responses to member comments.
 4. Segment Assessment Consideration (enclosure) – GM gave status report. The board had no comments.
 5. Sandcastle Pool Hours and Attendants (enclosure) – The CCAC recommended the Sandcastle pool hours in season be extended from 10:00 a.m. through 7:00 p.m. to dawn through 11:00 p.m., with an attendant on duty from 8:00 a.m. to 9:00 p.m. daily. After some discussion, **Mr. Warren moved approval of extending pool hours to 7:00 a.m. to 9:00 p.m. daily during season, with an attendant on duty at all times. If a pool attendant can be provided from 9:00 – 11:00 p.m., the pool would remain open. This vote was carried unanimously.**
 6. Draft Dunes Management Guidelines Status (enclosure) – GM gave status report on the October 18 town-hall style meeting was provided. The Operations Committee (President and Vice President) recommended forming an *ad hoc* Dunes Management Group to review the draft Guidelines and give their recommendations to the Board. **Mrs. Fenwick moved approval of the concept of the Group. Mr. Freeburg seconded the motion. This vote was carried unanimously.**
 7. “KICA 101: Demystifying the K’s” (enclosure) – GM provided status report of education session to be held at the Sandcastle on December 10, 8:00 a.m.
 8. Board Overview of Service (enclosure) – After some discussion **Mr. Sula moved approval of the Board Overview of Service with the following changes: 1) remove reference to KICA Mail List on the Fair Campaign Pledge under KICA resources, 2) change the number of ad hoc committees/groups to reflect the correct number now chartered, 3) on page 11 delete the words “will also” from the second paragraph and 4) bring the fourth paragraph together so its not split into two sections. Mrs. Fenwick seconded the motion. This vote was carried unanimously.**
 9. Database Sharing (enclosure) – **Mrs. Fenwick moved approval of sharing member names, Kiawah Island addresses and billing addresses with the Town of Kiawah Island on a monthly basis. This is being done as a waiver to policy A-04-01 and is not in conflict with it. Mr. Wilson seconded the motion. This vote was carried unanimously. This sharing is predicated on the Town of Kiawah Island not sharing the information with others. Mayor Wert was present at the meeting and said that he thought that this information could be contained to Town use.**
 - B. Joe Croughwell, Director, Security and Safety
 1. Security/Covenant Compliance
 - a. Covenant Compliance (enclosure) – status report for September and October.

- b. Security (enclosure) – status reports for September and October.
- c. Employee Safety Committee (enclosure) – status report for October meeting.

C. Teresa Cooper, Controller

- 1. 2006 Budget Review (enclosure) – Teresa Cooper reviewed the budget. Board consensus was to take additional time to review, then vote on the budget at the December 5 Board meeting, per the budget timeline.

4. Committees

A. Committee Chair Reports

- 1. Major Repair and Replacement
 - a. Cinder Creek Bulkhead (enclosure) – The MRRC recommended the use of Cape Romain Contractors to install a bulkhead for Cinder Creek. **Mr. Sula moved approval of the recommendation. Mr. Freeburg seconded the motion. This vote was carried unanimously.**
- 2. Land and Lakes
 - a. Land and Lakes Management Standard Operating Procedures (enclosure) – The LLMAC recommended the Board approve a change to the Land and Lakes SOP for a cleaning procedure for chemical applications equipment. **Mr. Sula moved approval of the revision. Mr. Wilson seconded the motion. This vote was carried unanimously.**

B. Board Liaison Reports

- 1. Russ Warren
 - a. Covenant Compliance – Reactions to the letters sent by the committee to the fee-simple regimes has been neutral to positive. The committee will experiment with tours around the island to find covenant compliance issues every other month instead of monthly.
 - b. Community Center - Sandcastle second floor renovations went very well. The chandelier lights and some kitchen detail are the final touches waiting for completion.
- 2. John Wilson
 - a. Security and Safety – An analysis by Charleston County of speeders on the island showed very little of the speeding was done by members. Ongoing concern is on Governors Drive and Bufflehead. Future speed limits and striping changes will be publicized. The SSAC is working to address cars that shouldn't have decals. (I.e. vehicles were sold, members moved, etc.)
 - b. Finance – A subcommittee has been reviewing investments. The Treasury Direct system has been working well. The committee may move most short-term investments from money market accounts to Treasury Direct, due to its success.
- 3. Avril Fenwick
 - a. Land and Lakes Management – KICA and TOKI have worked together to have aerial photographs of the island taken, including LiDAR, a program that shows elevation. The committee plans to have Jim Jordan, TOKI Wildlife Biologist, present on erosion on the east end of the island. The Draft Dunes Management Guidelines open meeting on October 18 was successful. The KICA Plant Rescue Program, in conjunction with the ARB, is starting to take off and work well in relocating plants.
- 4. Dwight Freeburg
 - a. Major Repair and Replacement – The maintenance facility has received its certificate of occupancy. The second floor of the Sandcastle is nearly complete. In 2006 the committee will be working on the Cinder Creek bulkhead, repaving the Kiawah Island Parkway and other side roads, and first floor renovations for the Sandcastle.
- 5. Dick Sula
 - a. Human Resources – Health insurance costs are ever rising. Maggie Hawkins, Director, Human Resources, has negotiated a reduction of the increase in health insurance from 45% to 23%. Staff training sessions will be held on the rising costs of insurance and how employees will start to

assist in the cost of the insurance. Additionally, the committee is working on the Employee Survey.

- b. Community Services – The volunteer luncheon was a success. A donation of \$500 was given to Sea Island Habitat for Humanity in the name of the Kiawah Island Community Association Volunteers. The New Member Welcome Coffee will be December 30 at 9:00 a.m. at the Sandcastle. The committee is considering a College of Charleston lecture series on “Cultures” as an additional education program for members.

5. Unfinished Business

- A. Sandcastle Art Policy – status report. A meeting to discuss the local artists’ displays at the Sandcastle will be held on December 8, 2005 at 7:00 p.m. in Town Council Chambers. A notice will go out in a bulk email and in the December *Digest*. Some member comments have been received. Members may send any comments to Joe Bunting [at carrie.mcgregor@kiawah-owners.org], or bring them to the meeting.

6. New Business

- A. TOKI Report – Mayor Wert explained how the Town of Kiawah Island will be redesignating certain parts of the west and east end of the island as Critical Zones for the protection of the endangered Piping Plover bird species.
- B. Special Thanks (enclosure) – Teresa Cooper, Controller, offered her resignation effective November 7, 2005. The President thanked Teresa for her contributions to the organization and wished her well in her new job.

7. Adjournment - Having no further business to conduct, the meeting was adjourned on motion duly made and seconded.

8. Member Comments

- A. Wendy Kulick, 38 Marsh Edge Lane – Ms. Kulick mentioned that Teresa will be missed. She also thanked Gloria Knisley and Shannon White for the Volunteer Luncheon. Ms. Kulick also voiced her support for a 3% increase in assessments versus a 5% increase. She said this would only be the second time since the cap for assessments was instituted that the assessments weren’t raised the full 5%.

Submitted by

Approved at the December 5, 2005 meeting

Carolyn R. McGregor
November 9, 2005

Russell G. Warren
Secretary