

KICA Board of Directors Meeting  
February 7, 2005  
2:00 p.m. - Sandcastle

**APPROVED**

Present: Fred Peterson, President  
Faith Dodge, Vice President  
Dwight Freeburg, Treasurer  
Avril Fenwick, Secretary  
Dick Sula, Director  
Buddy Darby, Director (late arrival)

Joe Bunting, Staff  
Joe Croughwell, Staff  
Carrie McGregor, Staff

Absent: Pat McKinney, Director

1. Call to Order, Verify Quorum – Mr. Peterson called the meeting to order at 2:00p.m. with a quorum of directors by Messrs. Peterson, Freeburg, and Sula, and Mmes. Dodge and Fenwick.
2. Approval of Minutes
  - A. January 3, 2005 (enclosure) – **Mrs. Dodge moved approval of the January 3 board minutes. Mrs. Fenwick seconded the motion. Those in attendance carried this vote unanimously.**
3. Administrative Reports
  - A. Joe Bunting, General Manager
    1. Mail Votes – No mail votes.
    2. Member Comments (enclosure) – Joe reviewed the member comments and responses.
    3. Ratification of January 3 Executive Session – **Mr. Sula moved ratification of Joe Zambito and Art Morgenstern to the Major Repair and Replacement and Land and Lakes Management Committees respectively. Mr. Freeburg seconded the motion. Those in attendance carried this vote unanimously.**
    4. Additional Land at Cinder Creek (enclosure) –  
[Buddy Darby arrived at 2:06p.m.]  
After some discussion, **Mr. Sula moved to accept additional land and revise the Cinder Creek 99 Year lease with language to permit KICA to relocate docks for adequate use. Mrs. Fenwick seconded the motion. Mr. Darby, representing KRA, indicated moving the dock would not be a problem. Messrs. Peterson, Freeburg and Sula and Mmes. Dodge and Fenwick voted in favor of the motion. Mr. Darby abstained.** Staff will take appropriate actions to amend the lease.
    5. Maintenance Facility Renovations – Status report.
    6. Annual Meeting Agenda (enclosure) –**Mr. Freeburg moved approval of the annual meeting agenda with the deletion of the presentation on Freshfields Village (to be displayed instead), and adding Mr. McKinney as the outgoing developer director. Mr. Sula seconded the motion. Those in attendance carried this vote unanimously.**
    7. Pond 32 (Turtle Beach) (enclosure) – *Due to technical difficulties, this item was tabled until later.*
    8. Commercial Decal/Pass Policy (enclosure) – The Security and Safety committee recommended the Board pass the enclosed policy to allow satellite providers (Direct TV and Dish Network) to be exempt from the gate fees. **Mrs. Dodge moved approval of the policy with the correction of typos. Mrs. Fenwick seconded the motion. Those in attendance carried this vote unanimously.**
    9. Sandcastle Class Protocol (enclosure) – **Mrs. Fenwick moved approval of the policy with the removal of the words “(This does not include fitness classes.)” on item 5, as it is redundant. Mrs. Dodge seconded the motion. Those in attendance carried this vote unanimously.**
    10. Fitness Room Underage Usage Policy (enclosure) – Joe reviewed the critical issues. Mrs. Fenwick recommended having the fitness center open to ages 18+; require a waiver signed by every minor’s (under 18) parent or guardian; require ages 13-15 to be accompanied by an adult; no one under the age 13 is allowed to use the fitness center; and minors be allowed only during normal business hours. Due to inconsistencies with the fees, after hours and the new photo ID system, the Board requests to see a clean copy of the policy in March with these revisions. Kay requested staff be able to put the policy into effect until it can be voted on. Board’s unanimous consensus was to approve her request.

11. Sponsored Guest Policy (enclosure) – After some discussion, **Mr. Sula moved approval of the policy. Mr. Freeburg seconded the motion. Those in attendance carried this vote unanimously.**
  12. Pond 32 (Turtle Beach) (enclosure) – Norm Shea presented on the renovations and dredging of Pond 32 at Turtle Beach. A notice of intent was sent to area owners, and a meeting held on January 27 to seek comments. The only concern from members was to preserve the log currently there for sunning turtles. Bid requests are due February 7 and work should begin on February 14.
- B. Security/Covenant Compliance
- a. Covenant Compliance (enclosure) – status report
  - b. Security (enclosure) – status report
4. Committees
- A. Board Liaison Reporting Process
1. Avril Fenwick
    - a. Covenant Compliance – Per new policies issued by the Board, the committee now has a protocol to hasten the building violations reporting process.
    - b. Recreation and Community Center – Bids for the service elevator have been submitted.
    - c. Conservancy – Their annual meeting was held in January. They will be doing a major capital campaign.
  2. Dwight Freeburg
    - a. Finance – Postponed the FAC meeting until Wednesday (2/9) to review 2004 financial statements.
    - b. Land and Lakes Management – The committee held an open meeting to discuss dune pruning. Regime members, Town officials, and representatives from the Conservancy were present. The committee will now work on developing a policy to regulate the pruning.
  3. Faith Dodge
    - a. Community Services – There are 21 new volunteers. The committee has done a great job in placement while remembering the goal of 25% turnover and 2 nonresidents on each committee. Staff is receiving Celebrate Kiawah RSVP's. A Shag dance is planned for the summer and Kiawah Reads is in the beginning stages.
  4. Fred Peterson
    - a. Human Resources – Employee workplace safety is the current focus of the committee.
    - b. Communications - The February *Digest* was a few days delayed since the Annual Meeting mailing took priority, but still out within the first week. It is now being sent First Class.
  5. Dick Sula
    - a. Major Repair and Replacement – The pre-construction meeting for new maintenance facility went well. As soon as a working pile driver is available, work will start. This is expected by next week.
    - b. KPOG – Annual meeting for KPOG is at Turtle Point on March 5, 9:00 a.m.
5. Unfinished Business – no unfinished business.
6. New Business
- A. Exchange Club Request (enclosure) – The Exchange Club requested to check their phone book directory against KICA's database. **Mr. Freeburg moved to approve the request. Mr. Peterson seconded the motion. After some discussion, the motion was defeated with a vote of five opposed and one in favor.**
- B. MR&R Recommendation for Kiawah Island Parkway Resurfacing (enclosure) – This item was for discussion only. The Major Repair and Replacement committee recommends removal and installation of the top three inches of asphalt road surface for Parkway from the Main Gate to the V-Gate. The committee will meet with the Resort to determine a start date for the Ocean Course Clubhouse, and depending on the timing, will begin resurfacing this fall or next spring.
7. Adjournment - Having no further business to conduct, the meeting was adjourned on motion duly made and seconded.

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8. Member Comments

1. Mayor Bill Wert, 184 Glen Abbey – As a point of information, Mayor Wert indicated that Cinder Creek dock relocation requires OCRM approval and then Town BZA approval.
2. Jim Piet, 127 Bufflehead Drive –The KPOG annual meeting will have speakers from the Town, Community Association, Resort and KPOG on “What Makes Kiawah Unique.” He also suggests helping the Exchange Club’s directory efforts without giving out the list.
3. Avril Fenwick, 412 Snowy Egret - Mary Early had written a letter to the Town Council and copied the KICA Board regarding traffic on the beach. Mrs. Fenwick will respond to Mrs. Early.
4. Dick Sula, 343 Low Oak Woods – Mr. Sula commended the Town on erecting a temporary street light at the corner of Kiawah Island Parkway and Betsy Kerrison. (Existing lighting was removed for roundabout construction)

Submitted by

Approved at the March 7, 2005 meeting

Carolyn R. McGregor  
February 9, 2005

Avril H. Fenwick  
Secretary