

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

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

Absent: Buddy Darby, Director

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, and Wilson.
2. Approval of Minutes
  - A. April 4 Minutes (enclosure) – **Mr. Warren moved approval of the April 4 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. Ratification of April 4 Executive Session – **Mr. Sula moved ratification of Joyce Neuman and Ronald Smith to the Community Center Advisory Committee and the Security and Safety Advisory Committee respectively, and approval of security staff to be outside the Main Gate Kiosk unless the heat index is over 100 degrees or under 30 degrees. Mr. Freeburg seconded the motion. Those in attendance carried this vote unanimously.**
    3. Member Comments from April 4 board meeting (enclosure) – Joe reviewed the member comments and responses.
    4. Member Comments from Annual Meeting (enclosure) – Joe reviewed the member comments and responses.
    5. Board Meeting Procedures – Policy Resolution (enclosure) – **Mr. Wilson moved approval of the resolution. Mr. Sula seconded the motion. Those in attendance carried this vote unanimously.**
    6. Kiawah Island Parkway Resurfacing (enclosure) – **Mr. Warren moved approval of the Major Repair and Replacement Committee’s recommendation to replace the top three inches of paving only for the Parkway resurfacing. Mrs. Fenwick seconded the motion. Those in attendance carried this vote unanimously.** The dates for the resurfacing are yet to be determined.
    7. Bulkhead Request (enclosure) – **Mr. Sula moved approval of the Pickett’s and Barton’s request for an eighteen-inch bulkhead installation at 186 and 187 Sandwedge with native plantings planned in the water and on land above the bulkhead. Mr. Freeburg seconded the motion. Those in attendance carried this vote unanimously.**
    8. ad hoc Renovations Committee (enclosure) – **Mrs. Fenwick moved approval of the committee charter. Mr. Wilson seconded the motion. Those in attendance carried this vote unanimously.**
  - B. Joe Croughwell, Director, Security and Safety
    1. Security/Covenant Compliance
      - a. Covenant Compliance – status report.
      - b. Security (enclosure) – status report.
      - c. Employee Safety Committee (enclosure) – status report.
  - C. Teresa Cooper, Controller (presented by Joe Bunting)
    1. First Quarter Investment Activity (enclosure) – Joe Bunting reviewed the summary of KICA investment activity.
4. Committees
  - A. Committee Chair Reports
    1. Security and Safety Advisory Committee, presented by Joe Croughwell (enclosure) – After some discussion, **Mr. Warren moved approval of the Security and Safety Committee’s recommendation to revise the Gate Access Policy to allow non-property owner Governors Club members to receive**

**KIGR Resort guest passes that are valid for a period of up to 30 days instead of a one day visitor pass. Mr. Wilson seconded the motion. Those in attendance carried this vote unanimously.**

B. Board Liaison Reporting Process

1. Dick Sula
  - a. Community Services
    1. Kiawah Reads – *My Losing Season* by Pat Conroy will be presented by Doug Bridges at the Sandcastle on July 13. Dortha Benton-Frank will be at the Sandcastle on August 17 to discuss *Shem Creek*.
    2. August 5 is the shag party at the Sandcastle. Space is limited to the first 150 people to sign up.
    3. Kiawah Kids Read – the committee is working with the Johns Island Library to give property owners' and visitors' children a semi-formal reading program.
  2. Avril Fenwick
    - a. Land and Lakes Management
      1. The dunes management subcommittee is working to establish a pruning policy that will maintain the integrity of the dunes and maintain some of the different view windows to the ocean.
      2. Spring planting of the flowerbeds is complete.
      3. The committee recommended that the leisure trails from the Main Gate to the V-Gate will be allowed to go back to a natural state without mowing.
  3. Russ Warren
    - a. Covenant Compliance
      1. Need four more committee volunteers. A dedicated CSC member has volunteered to be on both committees while so short staffed.
      2. Committee members will attend regime annual meetings to address collective problems.
      3. Committee will focus on certain issues each month and will tie this into *Digest* so there are mini-articles that residents could use in the upkeep of their homes year round.
    - b. Community Center
      1. Sandcastle Elevator was delayed 16 days due to the large amount of water the building took on.
      2. Sandcastle second floor renovations include member input. Most of the interior will be updated and redone, including making the kitchen more user-friendly.
  4. John Wilson
    - a. Finance Advisory
      1. Jim Williams accepted position as vice-chair.
      2. MRR Projects – the maintenance facility and elevator are on budget.
      3. Anticipated cash flow – the better we define the cash flow, the better we can invest the money we have available.
      4. KICA sent out 91 late notices for the collection of assessments totaling just over \$100,000. Most will be collected before the deadline of May 15. A lien will be filed on those that are not.
      5. Subcommittee was formed to improve the investment yield.
  5. Dwight Freeburg
    - a. Major Repair and Replacement
      1. Maintenance Facility – scheduled completion for September 1.
      2. Sandcastle Elevator – on adjusted schedule.
      3. Second Floor Renovations – finalize interior finish selections on May 11. Goal is to start construction around September 1 and is expected to take 3 ½ –4 ½ months. During that time the Sandcastle second floor will be closed.
      4. Kiawah Island Parkway – coordinating with Ocean Course Clubhouse. To be completed late this year or early next year.
      5. Stabilization of Cinder Creek Bank – received proposal for construction drawings. Project should be ready to go out to bid next month. All permits are secured
  6. Faith Dodge
    - a. Human Resources
      1. The all-encompassing Employee Safety Program is well underway.

2. Timeline for work-plan including Long Range Plan items is being developed for the committee. Should be complete by June.
  3. Training and education of employees continues. The goal is to improve productivity, reduce expenses and improve service to our membership.
5. Unfinished Business -
- A. Non-Agenda Item: Special Task Force Announcement – Mrs. Dodge reviewed the past year of meetings and events that occurred regarding the loss of one of three Resort pools and the Resort’s limiting its pools to those using its rental management program and Governors Club members, and its interest in creating a pool with regimes for renters. KICA is meeting with KIGR on May 4 and will discuss this issue. The Board will take a leadership role by establishing a Task Force to develop a dialogue with the various entities on the island to discuss the long-range outlook for recreational amenities.
6. New Business – No new business.
7. Adjournment - Having no further business to conduct, the meeting was adjourned on motion duly made and seconded.
8. Member Comments -
- A. Jim Piet, 127 Bufflehead Drive – Mr. Piet indicated that KPOG met with the Resort to discuss pool access. Mr. Piet feels that there is a short-term issue and a long-term issue. For the short-term, he believes the regimes should get together to find a solution to the pool issue. For the long-term, he believes the island should focus on what amenities will change, what is needed and wanted by property owners and who will provide it. This should be communicated with property owners.
  - B. Tom Leahy, 4584 Park Lake Drive – Mr. Leahy feels that the Resort pool issue is the tip of the iceberg in losing amenities. Mr. Leahy feels that this issue is going to increase next year. He believes the island is going to turn into a tourist island. He wants realty companies, the Resort, KICA, KPOG, the Town, and independents form a committee to work on this issue.
  - C. Kathy Heikes, 256 Governors Drive – Mrs. Heikes informed the Board that Governors Club policy is “once a member, always a member.”
  - D. Wendy Kulick, 38 Marsh Edge Lane – Mrs. Kulick thanked Joe for his response to her April 4 comments and asked:
    1. How can members put in irrigation on rights-of-way owned by the Association? If that’s why contractors can’t park on the easements, then maybe we shouldn’t allow them to install irrigation.
    2. How many of the 9 amendments to the 1994 Development Agreement specifically affect the Community Association and in what way? Does the Board have an end date in mind for the completion of the review and at the end of the review will it seek property owner input? Will it inform members? Will it just simply get back to the Town? What process will there be?
    3. Concerned about liability of listing stores open at Freshfields on the KICA website. What if a store doesn’t open on time? What if other stores are upset in the future because they are not listed?

Submitted by

Approved at the June 6, 2005 meeting

Carolyn R. McGregor  
May 3, 2005

Russell G. Warren  
Secretary