

Present: Faith Dodge, President Joe Bunting, Staff
Dick Sula, Vice President Joe Croughwell, Staff
John Wilson, Treasurer Carrie McGregor, Staff
Russ Warren, Secretary
Avril Fenwick, Director
Dwight Freeburg, Director

Absent: Buddy Darby, Director (technical problems prevented teleconference)

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. June 6 Minutes (enclosure) – **Mrs. Fenwick moved approval of the June 6 board minutes. Mr. Warren seconded the motion. Those in attendance carried this vote unanimously.**
3. Administrative Reports
 - A. Joe Bunting, General Manager
 1. Mail Votes (enclosure at 3.C.1) – On June 27, the Operations Committee passed a mail vote to approve insurance renewal.
 2. Ratification of June 6 Executive Session – **The Board of Directors in attendance unanimously approved the ratification of a member to the Covenant Compliance Committee.**
 3. Ratification of Joe Zambito as Vice Chair of the Major Repair and Replacement (enclosure) – **Mr. Freeburg moved approval of Joe Zambito as Vice Chair of the Major Repair and Replacement Committee. Mr. Sula seconded the motion. Those in attendance carried this vote unanimously.** They also noted that while formal approval of a vice chair was not necessary, this was a way of expressing strong support for Mr. Zambito.
 4. Governors Drive Paving – Joe Bunting gave a status report and lessons learned report.
 5. Member Comments (enclosure) – Joe reviewed the responses to the June 6 member comments.
 6. Maintenance Site Wash Rack (enclosure) – After some discussion, **Mr. Freeburg moved approval of the wash rack and water recycler system for an amount of \$66,500. Mr. Wilson seconded the motion. Those in attendance carried this vote unanimously.**
 7. 90 Day Member Guest Pass Policy (enclosure) – After some discussion, **Mr. Freeburg moved approval of the corrections to the policy wording with a change in the last sentence of the first sub-paragraph (a) to read, “Applications must be made in person or in writing,” versus “Applications may be made in person or in writing.” Mr. Sula seconded the motion. Those in attendance carried this vote unanimously.**
 8. Eugenia Nonmember report – status report of campaign to get more Eugenia Avenue property owners to join the Association. To date nine members representing eleven properties requested more information based on an initial mailing.
 9. Sandcastle Second Floor Plans – status report. The second floor plans will be available on the first floor of the Sandcastle beginning July 11 through the end of August. Construction is planned to begin in September.
 - B. Joe Croughwell, Director, Security and Safety
 1. Security/Covenant Compliance
 - a. Covenant Compliance (enclosure) – status report.
 - b. Security (enclosure) – status report. Due to the frequency of recent incidents, fines rather than warnings will now be given for feeding and harassing alligators. In light of the recent high workers compensation insurance issues, a Director suggested security personnel continue to give good community service, but not move furniture, lift heavy boxes, etc. Another Director expressed agreement. Joe Croughwell will take this back to the next security staff meeting.
 - c. Employee Safety Committee (enclosure) – status report.

2. Employee Pass Change (enclosure) – **Mr. Sula moved approval of the new wording to the KICA Gate Access Policy regarding KICA assuming full responsibility for administering and issuing employee passes. This is a change from the larger companies being given passes to issue to their own employees. Mr. Freeburg seconded the motion. Those in attendance carried this vote unanimously.**
- C. Teresa Cooper, Controller
 1. Operations Committee Approval of Insurance Renewal (enclosure) – Teresa Cooper reviewed the details of the insurance policy that was renewed on June 27.
 2. Budget Timeline (handout – Exhibit A) – Teresa Cooper reviewed the draft budget timeline that staff will bring to the August Board meeting for approval.
4. Committees
 - A. Committee Chair Reports – No committee reports.
 - B. Board Liaison Reporting Process
 1. Avril Fenwick
 - a. Land and Lakes Management
 1. Dunes Pruning Subcommittee is looking at the first and second level dunes that belong to the Community Association. These are very fragile areas and the committee would like to avoid pruning these levels. The maritime salt thicket is the problem area closer to the homes. The sub-committee is coming up with very specific guidelines for pruning these dunes.
 2. The committee is reviewing the next phase of the landscape project and considering a change in the area and timing. This change will be brought to the board for approval in the future.
 3. Each committee member has been assigned an area of the island to evaluate the Community Association landscaping to see if there are any problems. If there are, staff will have time to get the problems corrected by fall.
 2. Russ Warren – out of town so was unable to attend committee meetings.
 3. Dick Sula
 - a. Committee Services
 1. Kiawah Reads will be July 13 (*My Losing Season*) and August 17th (*Shem Creek*.)
 2. Shag party on August 5th. It will be a four-hour affair, with first hour being instruction.
 3. Volunteer Appreciation Event may be a river cruise, but more details to come.
 - b. Human Resources Committee – no meeting in June.
 4. Faith Dodge
 - a. Community Center
 1. The committee has coordinated the interior décor of all three of the divided meeting rooms for the second floor renovations, and members will no longer have to go through the kitchen to get to the third room. The fee structure will also be reviewed.
 5. Dwight Freeburg
 - a. Major Repair and Replacement
 1. Roads – Kiawah Island Parkway will probably be paved between March and May of 2006.
 2. Maintenance Facility – on target for September 30th completion date. Site construction work under way. They have come across some possible unanticipated expenses.
 3. Sandcastle Elevator – has encountered a number of problems. The elevator delivery has been delayed until July 29. The new completion date is August 8.
 4. Second Floor Sandcastle Renovations – the bid requests were sent out July 1 and are due back on July 19. The committee hopes to have the bids back and cost estimates for the August Board meeting.

5. Cinder Creek Bulkhead –construction plans and bid documents are ready. The committee hopes to have the bids back and a contract initiated in the month of August.
6. John Wilson
 - a. Finance Advisory
 1. The revision of the Financial Controls Manual is progressing. Staff is reviewing the existing manual to locate the outdated areas. The Finance Advisory Committee will then review those areas and develop updates. As each section is updated, it will be brought to the board for approval.
 2. The committee is working to develop a clearer definition of long-term and short-term investments. The committee would like to better define how liquid the portfolio should be to maximize the yield.
 - b. Security and Safety –
 1. Speeding – the committee decided to step up enforcement. The Town obtained more deputy presence on the island, especially at times when the contractors are on island. The committee received a lot of support for the use of radar.
 2. Leisure Trail Maintenance – the leisure trails from the Main Gate to the V-Gate will continue to be mowed. The concern was that the loss of visibility and space if allowed to go wild would cause safety concerns.
5. Unfinished Business -
 - A. Amenities Task Force – status report. First meeting will be the end of August.
 - B. Concept of Dog Park – status report. A volunteer is looking into land, cost, liability, maintenance, etc. and will bring to the board at a future date.
 - C. Non-Agenda Item – Mayor Wert and Mrs. Dodge will meet monthly with the Mayor and President of the Seabrook Island Property Owners Association to build a community atmosphere for the area.
 - D. Non-Agenda Item – Mr. Sula requested that if anyone has any ideas on new ways to recruit volunteers for KICA committees that they are welcome and to please share them.
6. New Business – No new business.
7. Board Comments – No board comments.
8. Adjournment - Having no further business to conduct, the meeting was adjourned on motion duly made and seconded.
9. Member Comments -
 - A. Wendy Kulick, 38 Marsh Edge Lane – Mrs. Kulick had a couple of questions and comments:
 1. Could the paving be done in early October, if the temperature is sufficiently warm, because September is peak hurricane season?
 2. Mrs. Kulick was notified of repaving of Marsh Edge and Trumpet Creeper the same day the paving started. Her car was blocked in the driveway and she had to honk her horn to get the crew to move out of her way. Her neighbor was told they couldn't pull out of her driveway. In the future it might be helpful to let members know in advance if the driveways will be blocked so they can move their cars.
 3. During the Kiawah Island Parkway repaving, perhaps Sea Forest Drive could be reopened for use as a detour.
 4. In regards to enforcement of the \$500 fee for disturbing alligators, could KICA notify the rental agencies to help spread the word?

5. As the Cinder Creek bulkhead includes mitigation for erosion and KICA property received from KRA. KICA should ask KRA to help pay for the mitigation.

- B. Veeanne Crenshaw, 158 Governors Drive – Mrs. Crenshaw is frustrated to see that half the cars in the Sandcastle parking lot have “Guest” passes. Mrs. Crenshaw wanted to see how the process of calling in a pass worked, so she called in a test pass. She was disappointed when she didn’t receive a callback to ensure that it was she who called. That implied to her that anyone who called in could get a pass. She believes that members should have first right to the parking facilities when coming to the pool. In addition, the Sandcastle pool is the most accessible pool on the island. It has three entrances and is accessible by bike. Children are not made to wear bands to acknowledge they are with an adult. Non-members are walking in off the beach and using the restrooms, which creates a problem for Kay.

- C. Jim Piet, 127 Bufflehead - Mr. Piet commended the board on making recommendations to the Town regarding the Development Agreement. Mr. Piet thinks its very important that KICA publish its recommendations to the Town so members can make educated decisions and can convey their feelings to the Town while negotiations and public hearings are taking place.

Submitted by

Approved at the August 1, 2005 meeting

Carolyn R. McGregor
July 7, 2005

Russell G. Warren
Secretary