

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

Absent: Buddy Darby, Director

1. Call to Order, Verify Quorum – President 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. February 6 Minutes (enclosure) – **Mr. Warren moved approval of the February 6 board minutes. Mr. Wilson seconded the motion. This vote was carried unanimously.**
3. Administrative Reports
 - A. Joe Bunting, General Manager
 1. Mail Votes –
 - a. Eugenia documents (enclosure) – On February 17, 2006 the Operations Committee approved revising the Eugenia documents for nonmembers to join KICA to make them more readable with less legalese.
 2. Executive Session (enclosure) – **Mr. Sula moved approval of the board’s unanimous consensus to enforce the Covenant Compliance Committee’s decision on the property and fine the member for the outstanding violations. Mr. Freeburg seconded the motion. Those in attendance carried this vote.**
 3. Member Comments from February 6 Board meeting (enclosures) – Mr. Bunting reviewed the member comment from the February board meeting.
 4. Aerial Photography Presentation (enclosure) – Norm Shea, Director, Lakes Management, presented to the new aerial photography and LIDAR information and took questions from the board.
 5. Sandestin Community Association Retreat (enclosure) – Mr. Bunting reviewed the Sandestin Community Association’s request to hold its annual retreat on Kiawah Island in July and to meet with KICA’s Directors to share ideas and information. After some discussion, **Mrs. Fenwick moved approval to grant Sandestin’s request removing the clause of “at no cost to KICA.” Mr. Wilson seconded the motion. Those in attendance carried this vote unanimously.**
 6. 2006 Annual Meeting Agenda & Conduct Resolution (enclosure/handout) – **Mr. Sula moved approval of the 2006 Annual Meeting Agenda and Conduct Resolution. Mrs. Fenwick seconded the motion. Those in attendance carried this vote unanimously.**
 7. 2006 Member Survey (enclosure) – **Mr. Warren moved approval of the 2006 Member Survey. Mr. Wilson seconded the motion. This vote was carried unanimously.**
 8. Unimproved Properties Request on Assessments (enclosure) – Mr. Bunting reviewed the status of each property. **Mr. Freeburg moved KICA assess each property at the improved rate. Mr. Sula seconded the motion and requested staff develop a process for improving properties when ARB permits are not required. Those in attendance carried this vote unanimously.**
 9. LRP VI Revision (enclosure) – Mr. Bunting reviewed the requested change to LRP VI, Goal 4 wording from “Measurable by 100% of communications to the board receiving written response within one week,” to “. . . response within 7 days after the next regular meeting.” **Mrs. Fenwick moved approval of the change. Mr. Sula seconded the motion. Those in attendance carried this vote unanimously.**

- B. Joe Croughwell, Director, Security and Safety
 - 1. Security/Covenant Compliance
 - a. Covenant Compliance (enclosure) – status report for February
 - b. Security (enclosure) – status reports for January and February
 - c. Employee Safety Committee (enclosure) – status report for February meeting
 - C. Controllers Report , Deborah Retalis
 - 1. Year End Financials (Exhibits A & B) – status report.
 - 2. Financial Audit – status report
4. Committees
- A. Ad hoc Renovations Committee (Exhibit C) –Mr. Bunting reviewed the priorities of the committee.
 - B. Board Liaison Reports
 - 1. Dwight Freeburg
 - a. Major Repair and Replacement – KICA sent a list of items needed to complete the Terrapin Island bridge and road conveyance to the Terrapin Island Property Owners Association. Since then, all materials have been received from them and forwarded to KICA’s legal counsel. Final review will go to the MRRC, then to the board for approval. At the appropriate time, legal will draft a deed for conveyance. KICA is in the process of replacing street curbing prior to the large street resurfacing project this spring. Curb replacement will be done in about four weeks, Monday-Friday only. Please expect delays.
 - 2. Dick Sula
 - a. Community Services – Celebrate Kiawah at the Sandcastle on March 18 from 5-9p has received approximately 300 RSVP’s. Kiawah Wants to Know had its first lecture series at the Sandcastle with Lynn Bailey on Healthcare in the United States. April 12 will be the next lecture on the 437th Airlift Wing at 3:00p.m. at the Sandcastle. The committee is researching authors for the summers Kiawah Reads program.
 - b. Human Resources - The committee review the employee surveys. Joe Bunting will review with staff Wednesday, March 8 at the State of the Association address. Then the board will have a brief review in April. The committee also reviewed employee turnover. Although there are a number of turnovers, they are mostly in the lower end of the pay scale and for reasons of personal improvement, nothing negative toward KICA.
 - 3. John Wilson
 - a. Safety and Security – The Town has been monitoring Governors Drive traffic speeds. Most speeds are in the range of 35-40mph. The committee has reviewed the Taxi/Limo policy and general consensus is that there should be no charge for access for guests of members, not counting renters of members. Finally, the committee reviewed hurricane preparedness. Construction sites should be reviewed carefully because of all the loose material. The SSAC recommended a handout to contractors lining out their obligation to secure the site if a hurricane were forecast.
 - b. Finance – The committee recommended that funds for beach renourishment could come from both the General Operating Fund and the Major Repair and Replacement fund. The concern is that building up excessive reserves in the General Fund could be viewed negatively from taxing authorities. Short-term investments and investment vehicles were discussed in the investment subcommittee meeting.
 - 4. Russ Warren
 - a. Community Center – The committee is very pleased with the ad hoc Renovations Committee’s progress. The Sandcastle had a pool leak, and although it could have been very expensive, it turned out to be a skimmer problem. The Sandcastle has had a number of turnovers in personnel, but is working to get the positions filled.
 - b. Covenant Compliance – The Town has taken over the trashcan compliance issue. (9) 30-day letters have been sent and nearly all have responded positively. The next committee focus will be on lawn bare spots.

5. Avril Fenwick
 - a. Land and Lakes – The committee is going through a large turnover this year. Pinestraw laying is being outsourced and it looks great. The committee was very disappointed to hear that the pond 67 project won't happen.
6. Faith Dodge
 - a. Communications – The March *Digest* is out and looks great.

5. Unfinished Business – no unfinished business

6. New Business – no new business

President Dodge and Mr. Freeburg thanked the Directors for a great year.

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 – Mrs. Kulick had the following questions and President Dodge responded:

Q. Other than Terrapin Island, are there other properties that are subject to super-assessments?

A. There is a fencing fund at the Preserve, but this is not a super-assessment of 1505 of regular assessments. There are no super-assessments that have been assessed or collected.

Q. Is there a reason the budget variance reports weren't made available to the audience?

A. This is not a policy change; the reports weren't available to the board ahead of today's meeting. The Board saw them for the first time at the meeting.

Q. What changes were made to the Annual Meeting Conduct Resolution?

A. The effective date of June 1 was added for any proposal that passes at the Annual Meeting, and the "mailing sent" date of February 1 was added throughout the Resolution for clarity. The changes were only administrative housekeeping matters.

Q. What committee, if any, prepared the member survey?

A. To allow the board and staff to provide comparisons to the 2004 survey, the 2006 survey questions were in almost all cases verbatim to those from 2004. The Directors reviewed the questions with input from the professional survey consultant, but there was not committee review.

Q. Who has the responsibility for recommendations regarding what type of display the Art Guild will have at the Sandcastle, the ad hoc Renovations Committee?

A. This will not be the ad hoc committee; they are focusing only on renovations. Policy matters are the purview of the board.

Q. Why was the laying of pine-straw mulch outsourced?

A. KICA staff's research indicated that such outsourcing was most cost effective to members. Land and Lakes Advisory Committee agreed. The board approved the change. It has also been included in this year's budget, as in prior years.

- B. Charlie Larsen, 10 Terrapin Island – Mr. Larsen asked if there is a possibility to take the fitness center outside to free up space inside the Sandcastle for meetings, to solve ventilation problems, space, etc. President Dodge responded that the amount of property KICA has is so confining that it is unlikely, but the ad hoc Renovations Committee is still considering all options.

President Dodge indicated that since all member questions had been answered in the meeting, there was no need for staff to provide the usual written response to the members.

Submitted by

Approved at the April 3, 2006 meeting

Carolyn R. McGregor
March 7, 2006

Russell G. Warren
Secretary