

Present: Dick Sula, President
Russ Warren, Vice President
John Wilson, Treasurer
Russ Crane, Secretary
Avril Fenwick, Director
Hal Fallon, Director
Buddy Darby, Director (late arrival)

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

1. Call to Order, Verify Quorum – Mr. Sula called the meeting to order at 2:00p.m. with a quorum of Directors by Messrs. Sula, Crane, Fallon, Warren, and Wilson, and Mrs. Fenwick.
 2. Approval of Minutes
 - A. May 1 Minutes (enclosure) – **Mrs. Fenwick moved approval of the May 1, 2006 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) – The Operations Committee had voted unanimously to approve adding handicap access to the Sandcastle boardwalk at a cost of \$24,000.
 2. Member Comments from the May 1 Board meetings – status report.
 3. Parkway Paving Status – Paving has been completed. There are three areas that need additional work. These areas will be corrected as soon as possible.
 - B. Joe Croughwell, Director, Security and Safety
 1. Security/Covenant Compliance
 - a. Covenant Compliance (enclosure) – status report for May.
 - b. Security (enclosure) – status reports for April and May.
 - c. Employee Safety Committee (enclosure) – status report for May meeting.
 - C. Controllers Report, Deborah Retalis – no report this month.
 4. Committees
 - A. Committee Reports – no committee reports this month.
 - B. Board Liaison Reports
 1. John Wilson
 - a. Finance – The committee is working to get KICA’s insurance renewed by the end of the month. The 2007 budget process will begin at the next FAC meeting with a budget timeline recommendation.
 - b. Major Repair and Replacement – The committee requests to be actively involved in the first floor Sandcastle renovations.
 2. Russ Crane
 - a. Community Center – The first floor Sandcastle renovations are the main focus of the committee.
 3. Russ Warren
 - a. Community Services – Kiawah Reads will have Mary Alice Monroe with her book *Sweetgrass* in June and Walter Edgar with his book *Partisans and Redcoats* in August. The committee revisited New Member Welcome options, as well as special interest groups. The CCAC and CSC met to coordinate overlapping work.
- Mr. Darby arrived at this time.
4. Avril Fenwick
 - a. Security and Safety – To solve the problem of frequent power outages, Berkeley Electric has begun replacing the electric cables located beneath the leisure trails along Governors Drive. The repairs will continue throughout summer. The committee was concerned about the safety of bikers; Berkeley Electric has implemented signage and cones in work areas.

5. Hal Fallon
 - a. ARB – The ARB has approved placing a native wildlife, Ostermiller sculpture on the island. It would like to work with KICA in choosing a location.
 - b. Covenant Compliance – The committee has set up three priority scales for lack of compliance properties. It is also working on guidelines to improve its consistency in violation checks
 - c. Land and Lakes Management – The committee has made a recommendation regarding the Rhett’s Bluff causeway plantings (in accordance to the Landscape Capital Improvement Fund budget), and is preparing operational guidelines for all new Land and Lake initiatives for use by staff and the committee members.
6. Dick Sula
 - a. Human Resources – The committee is developing a salary survey to send to similar community associations to determine if KICA is comparable to others. The KICA’s Employee Safety Committee continues its staff safety review.
5. Unfinished Business –
 - A. Draft Dunes Management Guidelines (enclosure) – After a review by President Sula, **Mr. Warren moved adoption of the Guidelines. Mr. Crane seconded the motion. After some discussion, Mr. Warren moved the KICA Board of Directors conduct a mandatory review in March 2007 of the policy in context of criteria established in this document. Mr. Crane seconded the motion. This vote was carried unanimously. The vote to adopt the document was carried with a vote of 6:1 with Messrs. Sula, Crane, Fallon, Warren and Wilson and Mrs. Fenwick voting in favor and Mr. Darby opposed.** [Note: Site reviews as described in Section VII, page 15 next to last paragraph, could be delayed this year, but still to be conducted prior to winter pruning.] Board consensus was to incorporate the document into the Landscape Management Guidelines for Association Members.
6. New Business
 - A. Committee Work Plans – status report.
 - B. Commercial Assessment Property Status Change – After some discussion, **Mrs. Fenwick moved approval of the policy as enclosed. Mr. Wilson seconded the motion. This vote was carried unanimously.**
 - C. Leisure Trail Extension Request between Jackstay and Forestay – Members from the area were invited to speak to the board on this issue: three members spoke in favor of the trail and one was opposed. After some discussion board consensus was to direct staff to get a site survey and additional pricing information about “plantation mix” and planting options, and revisit this issue when the survey and research is complete.
 - D. Sandcastle Schematics – Mr. Sula reviewed the schematic plans. The first floor construction is anticipated to commence in the fall. Plans are available in the Sandcastle lobby.
 - E. Board Consultant – status report.
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 – As a personal request, Ms. Kulick would like to have more comfortable chairs for the audience. She also requested an update on the Terrapin Island bridge conveyance.

Submitted by

Carolyn R. McGregor
June 6, 2006

Approved at the July 17, 2006 meeting

Russell Crane
Secretary