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KIAWAH ISLAND COMMUNITY ASSOCIATION

2016 ANNUAL MEETING

MARCH 11, 2016

DATE: MARCH 11, 2016
 TIME: 2 P.M.
 LOCATION: SANDCASTLE COMMUNITY CENTER
 KIAWAH ISLAND, SOUTH CAROLINA

REPORTED BY: RONDA K. BLANTON, RPR
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A P P E A R A N C E S

BOARD OF DIRECTORS:

- DAVE SCHOENHOLZ
- BRUCE STEMERMAN
- TOWNSEND CLARKSON
- LARRY KREYLING
- MARILYN OLSON
- WILL LEHDER
- JOHN CONNOLLY

PARLIAMENTARIAN:

- IAN FREEMAN

STAFF:

- JIMMY BAILEY, CHIEF OPERATING OFFICER
- CARRIE NEWBERN

- - -

1 P R O C E E D I N G S

2 MR. BAILEY: Good afternoon. Let's go
3 ahead and get started.

4 Good afternoon and welcome to the 39th
5 annual meeting of the Kiawah Island Community
6 Association. I think that our attendance is
7 suffering from beautiful weather out there this
8 afternoon, but hopefully we will be done
9 relatively quickly and can go out there and have
10 a nice afternoon on the veranda.

11 My name is Jimmy Bailey. I serve as the
12 Chief Operating Officer of the association; and
13 before I introduce our Board of Directors, I'd
14 like to first ask any former member of the Board
15 who is here to stand and be recognized for your
16 service. I think it's important to recognize our
17 former Board Members.

18 (Applause.)

19 MR. BAILEY: I'd also like to take a
20 minute just to recognize our outstanding
21 management team. A lot of them are here in the
22 room today. They are talented, dedicated, and
23 loyal; and they come to Kiawah every day with a
24 single mind and determination to make this place
25 the very best community to live, to vacation, and

1 to recreate. If you would join me in recognizing
2 our employees who are in the back of the room.
3 Please stand.

4 (Applause.)

5 MR. BAILEY: I was asked on the way in
6 to remind everyone that Celebrate Kiawah is
7 coming up next month, and our staff at the front
8 desk is happy to take reservations today while
9 you're here. So if you'd like to come to
10 Celebrate Kiawah -- and I think we have somewhere
11 in the agenda the date of that event. April the
12 30th from 4 to 7. If you would like to come,
13 please stop at the desk on the way out and RSVP.

14 Okay. I would like to introduce the
15 members of the current Board. To my left, your
16 right, our treasurer, Bruce Stemerman; Board
17 Member John Connolly; Board Member Will Lehder;
18 Board Chair Dave Schoenholz. Now to my right,
19 your left, Board Member Marilyn Olson, Board
20 Member Larry Kreyling, and Board Member Townsend
21 Clarkson.

22 At this time I'll turn it over to the
23 chair.

24 MR. SCHOENHOLZ: Thanks, Jimmy.

25 Well, good afternoon, everybody. It's

1 been my privilege to serve as chair for the
2 community association for the last two years; and
3 I'd like to officially call this meeting to
4 order.

5 Our parliamentarian for today is Mr. Ian
6 Freeman, Pratte-Thomas Walker. Ian is one of our
7 legal counselors who provides us excellent advice
8 and counsel throughout the year. Welcome you.
9 We're glad you're here.

10 MR. FREEMAN: Thank you.

11 MR. SCHOENHOLZ: The next order of
12 business is to approve the minutes from last
13 year's meeting held on March 6, 2015.

14 FEMALE VOICE: So moved.

15 MR. SCHOENHOLZ: Those minutes on the
16 form -- are in the form of a verbatim transcript
17 taken by a court reporter and have been posted on
18 our website shortly after last year's meeting.

19 Do I have a motion to have those
20 meetings approved as written?

21 FEMALE VOICE: So moved.

22 MALE VOICE: Second.

23 MR. SCHOENHOLZ: Okay. Well, we have a
24 motion, a second. All in favor?

25 (All Members respond aye.)

1 MR. SCHOENHOLZ: Anybody opposed?

2 (No response.)

3 MR. SCHOENHOLZ: Okay. So those minutes
4 are now duly approved. Jimmy is now going to
5 provide a certification of quorum and explain the
6 election process.

7 MR. BAILEY: Thank you.

8 In order to hold an election for the
9 Board, we have a quorum requirement of 51
10 percent. The main reason I'm standing up here is
11 so that this court reporter can duly note it in
12 the minutes that we had a total votes available
13 of 27,228. 1,086 of those were ineligible
14 probably due to nonpayment for most of them. So
15 the eligible votes in this election were 26,142,
16 valid votes cast of 16,709 for a quorum of 63.9
17 percent.

18 So we exceeded quorum, and we thank you
19 very much to everyone who voted. It's very
20 important -- it's actually fairly expensive to
21 hold an election. So even if you abstain, that
22 helps us with quorum. So, please, please vote
23 each year in these Director elections.

24 This year we had six candidate apply to
25 fill three seats for the outgoing directors Will

1 Lehder, Larry Kreyling, and Dave Schoenholz. The
2 candidate biography information was published in
3 Digest. It was in your annual meeting packet.
4 It was on the KICA website and in multiple
5 electronic communications over the last month or
6 so.

7 The vote cutoff date was March 4 at
8 5 p.m. Proxies were then electronically sent
9 with a cutoff date of March 9 at 5 p.m., and
10 those votes were certified by votenow.com.

11 Your new Board members for 2016-2017 are
12 Dave Singer, Lynn Morgenstern, and Raj Govindan.
13 Raj is actually out of the country visiting his
14 son and will not be here today; but based on our
15 bylaw requirements, there's one two-year term and
16 two three-year terms. Dave Singer, as the top
17 vote getter, elected to the two-year term; and
18 Lynn Morgenstern and Raj Govindan will serve
19 three-year terms.

20 I'd like to thank all of our candidates
21 for their willingness to serve. Congratulations
22 to Lynn, David, and Raj. We look forward to
23 working with you.

24 At this point we move to unfinished
25 business. There's no unfinished business from

1 the 2015 meeting. So I will turn it over to the
2 Chair for the Chair's report.

3 MR. SCHOENHOLZ: Thanks, Jimmy.

4 Well, this meeting ends six years of my
5 involvement with KICA; and I'd like to make a few
6 comments.

7 I spent two years on the finance
8 committee and four years on the Board, the last
9 two as chair. Throughout that time, I really
10 appreciated the opportunity that KICA has given
11 me to serve the community. I've enjoyed the
12 experience, although I will admit that there were
13 a few times last year that I had some second
14 thoughts about the whole thing.

15 First, though, I want to thank Jimmy
16 Bailey for his service to Kiawah. Jimmy is a
17 great leader. He's intelligent. He is creative.
18 He is incredibly hardworking and articulate. He
19 has great people skills, and he has absolute
20 integrity. I have seen him repeatedly make tough
21 decisions governed only by what he thought was
22 right for Kiawah, regardless of the possibility
23 of criticism from the membership. KICA is lucky
24 to have him at the helm.

25 I also want to thank the staff. I'm not

1 going to take the time to mention individuals by
2 name, but they share Jimmy's passion and talent
3 to serve and keep the membership; and they really
4 do deserve your thanks.

5 Second, I want to thank all my fellow
6 Board Members throughout my tenure. Board
7 Members volunteer their time and talent to do
8 what they have thought was right and what was
9 thought to be best for Kiawah, recognizing that
10 their decisions would not always be popular.

11 This has been true for the Board's
12 decision to implement the supplemental assessment
13 a couple years ago, which is used to fund
14 infrastructure improvements into an advanced
15 Amenities Master Plan, among other issues.

16 The willingness of the Board to take on
17 hard decisions is only going to become more
18 important as the Master Developer takes a less --
19 lesser role in governance for Kiawah, and those
20 decisions on the long-term impacts on Kiawah will
21 form more and more to the community as a whole.

22 I'd like to give special recognition to
23 Larry Kreyling and Will Lehder, who are also
24 leaving the Board after their three-year terms.
25 I would like to thank Art Jones who left Kiawah

1 in November for family reasons after serving on
2 the Board for two years.

3 Now, all of these gentlemen have
4 consistently demonstrated the utmost integrity
5 and strength in their convictions and their
6 conscience to KICA; and they deserve your
7 appreciation.

8 Finally, I want to comment briefly on
9 two topics: The 2015 amenities vote and the
10 Rhett's Bluff usage debate. If any of my
11 comments sound defensive to you, I will apologize
12 in advance for that.

13 The Board advanced an Amenities Master
14 Plan for a member vote after years of community
15 planning and member surveys. We did so only
16 after expensive study and consultation with Mark
17 Permar; and as you may recognize, Mark has been
18 really the leading land planner for Kiawah for
19 the last several decades. Mark fully endorsed
20 the KICA plan as the most appropriate long-term
21 vision for Kiawah.

22 Now, the Board has been criticized by
23 some members for not allowing a vote on the
24 single site plan that was developed by some of
25 the Rhett's Bluff residents. We studied that

1 plan in detail, including meeting with the
2 consultant to develop a plan, and decided not to
3 submit it to a member vote because it would have
4 required a multi-story parking garage at the
5 Sandcastle and removal of the tree canopy in the
6 parking lot at the Sandcastle. In our opinion,
7 those design issues were simply inconsistent with
8 Kiawah's character and that we would not take the
9 plan any further.

10 The Board also has been criticized by
11 some by requesting a vote only on Phase 1 of the
12 Master Plan. Based with the likelihood of
13 significant delays from the threatened litigation
14 surrounding Phase 2, we decided to bifurcate the
15 plan to allow some potential progress on
16 improving amenities. In both of those cases, we
17 did what we thought was right.

18 Now, we understood -- the Board
19 understood all along that our recommendation was
20 far reaching and controversial and that the
21 membership, very possibly, would reject it. So I
22 would not say we were terribly surprised by the
23 vote. We were taken back, however, by the
24 visceral and personal attacks by some of those
25 close to it and then by the ensuing emotionally-

1 charged debate which carried over in some degree
2 in this Board Member election.

3 Now, in retrospect, I think the public
4 faith mirrored a bit what we see in our nation's
5 political process, which is increasingly common
6 to attack the character of somebody who holds a
7 different opinion. In any event, each individual
8 KICA member will have to decide for him or
9 herself whether this lack of civility should be a
10 continuing characteristic of the community's
11 culture.

12 So where does the amenity debate leave
13 us? In my opinion, KICA still needs to improve
14 its beach and pool experience, its health and
15 fitness options, small group meeting space. It's
16 worth noting that even the individual who is most
17 opposed to keeping this plan recommended that the
18 community association make a substantial
19 investment to update member amenities and to
20 increase member assessments.

21 The recently announced agreement whereby
22 KICA will purchase the municipal center from the
23 Town will help alleviate the need for small
24 meeting space, but it can't address the other
25 needs. I hope -- I sincerely hope that future

1 Boards are not so put off by the recent
2 experience that they won't, again, take on the
3 challenge of change.

4 Now, a key flash point in the amenities
5 discussion was the Board's decision to use its
6 common property at Rhett's Bluff. As you
7 remember, this property was conveyed to Kiawah by
8 Kiawah Partners in 1994 with the restriction in
9 the deed as to usage.

10 Prior to presenting its amenity plan,
11 KICA Board received written opinions from three
12 different legal firms on the legality of the
13 proposed plan. The Board also received a written
14 opinion from Kiawah Partners which supported the
15 proposed development at the Rhett's Bluff site.

16 Some residents of the Rhett's Bluff
17 Community, however, repeatedly expressed the
18 opinion that KICA's plan violated the deed
19 restriction and was illegal. There are over 15
20 such statements, all of which rivaled -- kind of
21 rivaled Donald Trump for tone and characterized
22 the Board as stupid and ill-intended for even
23 suggesting that such a plan was legally
24 permissible.

25 Examples of such statements include,

1 quote, proposed improvement is not even arguably
2 legal, end quote. Another one, "No reasonable
3 interpretation of a deed allows for both the
4 proposed improvement"; and the third quote, "The
5 KICA membership cannot vote to approve something
6 that is prohibited by law." So those are all
7 very emphatic statements.

8 Now, these individuals, along with some
9 other members of the community, criticized the
10 Board for not seeking legal adjudication of the
11 issue before the vote and requested that we seek
12 declaratory judgment. Legal counsel, however,
13 advised the Board that the Courts would not hear
14 the issue at that time. As some of these same
15 members now have criticized the Board for seeking
16 legal adjudication after the vote, even though no
17 legal counsel has now told us that this is not a
18 proper timing.

19 The Rhett's Bluff proponents who
20 originally requested our legal adjudication have
21 filed a motion to dismiss the declaratory
22 judgment.

23 So what's the current status?

24 The Courts have rejected their motion to
25 dismiss KICA's request for declaratory judgment.

1 That means the Courts have opined that there's a
2 legally valid and right controversy over the
3 interpretation of the deed and that that case
4 should be heard.

5 I think that's good news. The
6 opponents, however, have subsequently filed
7 another motion to request the Judge reconsider
8 for rejection of their original motion. Now,
9 we've been told the likelihood of her reversing
10 herself is low but not zero.

11 I think it's a reasonable question,
12 however, why these opponents are spending such
13 money and effort opposing the very motion they
14 once said they wanted to be heard and on which
15 they said they would undoubtedly win.

16 I truly hope the Courts will rule on the
17 interpretation of this deed. The Board has a
18 fiduciary responsibility to the KICA membership
19 to resolve this dispute once and for all, no
20 matter what the outcome is, regardless.

21 No matter how future Boards and the
22 community decide to utilize the Rhett's Bluff
23 common property, the community should not have
24 to, again, endure the rancor about what is
25 legally permissible.

1 So in summary, that's what I wanted to
2 say. I appreciate your listening. I repeat my
3 thanks to KICA for allowing me to do my best for
4 the community. I appreciate the fact that all
5 the candidates who stood up to run for it did. I
6 congratulate the winning candidates, and I
7 sincerely wish the next Board huge success in
8 continuing to make Kiawah a better place for all
9 of us.

10 Thank you.

11 (Applause.)

12 MR. BAILEY: At this time Bruce
13 Stemerman will give the Treasurer's Report, if he
14 doesn't trip and hurt himself.

15 MR. STEMERMAN: Everybody, thanks.
16 Thank you, Dave. It's been amazing serving with
17 you; and you're going to be sorely missed, I
18 assure you. Whoever follows in your footsteps, I
19 hope they're not expected to work nearly as hard
20 as you worked.

21 Okay. So this is what you've all been
22 waiting for, I know, is the treasury report.
23 Should be no more than two hours, I promise.

24 (Laughter.)

25 MR. STEMERMAN: So I guess there's a lot

1 of appreciation being expressed today, and I have
2 a couple things I want to point out.

3 KICA's accounting team, I think very few
4 of you people know them; but they do all that
5 heavy lifting here; and their leader is Deborah
6 Retalis, our controller.

7 KICA's a large multi-million dollar
8 operation with thousands of transactions each
9 year, and this very small group -- I think we're
10 talking about three or four people -- does an
11 outstanding job of keeping the books in order.

12 As you may know, unfortunately,
13 Deborah -- Deborah's last day is today. She
14 is -- after ten years with KICA, she is joining
15 Paul's Restaurant Group as Director of Finance.
16 She can walk to work from her home; and she's
17 promised to give everybody in this room discounts
18 at Paul's Steakhouse, SNOB's, or High Cotton, I
19 think.

20 She will be sorely missed. She's been a
21 committed, skilled, and outstanding controller
22 for Kiawah; and the search for her replacement is
23 underway, notwithstanding the fact that she's
24 irreplaceable.

25 The other group that's very involved in

1 the financial results for KICA is the -- the
2 finance committee, which many of us have had the
3 opportunity to serve on. That group is comprised
4 of several community property owners, community
5 members. Meet six times or more a year to review
6 KICA's financial condition, the investment
7 portfolio, insurance coverage, operating results,
8 the annual budget, and the results of the annual
9 audit by KICA's independent accountants.

10 This year a subset of the finance
11 committee was a performance of a review of the
12 financial accounting controls manual. That
13 manual establishes all the checks and balances
14 that exist and the procedures for -- for
15 processing all sorts of receipts and
16 disbursements and financial accounting controls.

17 The results of that were very positive,
18 and I should point out that that was also
19 reviewed by our independent accountants who
20 provided advice and guidance on any changes they
21 would recommend.

22 So the financial control system at KICA
23 is in good order, and I raise that not to point
24 out that the Town had their own issues but just
25 to reassure everyone that KICA's situation is

1 very different from the Town's. It's a much
2 larger organization; and there are fewer people
3 who have the kind of control that some of the
4 people had, perhaps, at the Town in the past.
5 That certainly has been fixed.

6 Okay. I've put this off as long as I
7 can. All right. We're going to talk about two
8 things and I -- I promise I will be brief.

9 We're going to talk about the 2016 --
10 2015 actual results compared to the budget for
11 2015, and then we're going to go into the budget
12 for 2016 versus the actual results for 2015.

13 Okay. You may not be able to read these
14 numbers, but that's just as well.

15 (Laughter.)

16 MR. STEMERMAN: You know, we -- we make
17 them up anyways.

18 (Laughter.)

19 MR. STEMERMAN: Okay. So on this slide,
20 what you're seeing are revenues; and the
21 assessments are pretty much right on budget. I
22 mean, assessments are pretty easy to control and
23 regulate. There's some small variances for folks
24 who might not want to pay their assessments, but
25 we catch up with them eventually.

1 CTR's are contributions to reserves, and
2 commercial access fees are up nearly 12 percent
3 of budget. CTR's are fees that are collected by
4 the community association for real estate
5 transactions, commercial passes. Commercial
6 access fees are for commercial passes for people
7 doing work on the island. So what this says for
8 this increase is that activity on the island has
9 increased considerably.

10 There was one very large transaction
11 that most of you probably know about. Real
12 estate transaction, about 20 million dollar
13 transaction, that -- that kicked up the
14 contributions to reserves but this -- this shows
15 that the market, at least on Kiawah, has
16 recovered and has recovered strongly.

17 The major increase to other revenues on
18 this slide is the Comcast revenue share of about
19 150,000 dollars in 2015. Jimmy, I think that's
20 going to be around 200,000 dollars for the next
21 several years. So total revenues in 2015
22 exceeded budget by about 4.3 percent.

23 Expense side, actual payroll expense was
24 86,000 dollars below budget, mostly due to vacant
25 positions during the year.

1 Reserve projects exceeded budget by
2 nearly half a million dollars. Key contributors
3 to that variance include vine litigation, the
4 pipe repairs, street resurfacing that exceeded
5 budget, and the shoreline erosion costs,
6 emergency capital items relating to the historic
7 rainfall back in the fall, and several other
8 projects.

9 The most notable item impacting other
10 expenses was about 250,000 dollars of repair and
11 maintenance, as opposed to capital projects, from
12 the 18-inch rainfall we had last year; and
13 without the nonrecurring item, hopefully
14 nonrecurring, other expense would have been below
15 budget.

16 So as you can see -- hopefully you can
17 see, the budget was basically break even at about
18 3,000 dollars. The actual results were an excess
19 of expenses over revenues of about 55,000
20 dollars; or, again, relative to the total numbers
21 of about 12 million dollars, a relatively small
22 percentage.

23 This is just a list of some major
24 reserve funded projects. These are the kinds of
25 projects that keep the infrastructure in shape on

1 Kiawah. Many of you know that -- Jimmy said this
2 is our 39th meeting of the community association.
3 That means that a lot of the infrastructure on
4 the island is nearly 40 years old.

5 Lots of money gets spent on this every
6 year. This is one of the major areas of focus
7 for your community association. There's an
8 incredible team of people who have found better
9 and less expensive and more efficient ways to
10 care for the island, and we're all the
11 beneficiaries of that. So you will see this
12 level of spending out into the future.

13 Balance sheet remains strong. About 13
14 million dollars worth of investments.

15 Okay. Y'all with me so far? Now we're
16 going to talk about the -- the budget for 2016.

17 Assessments are up as a result of the
18 increase in the assessments. Commercial and real
19 estate activity continues on pace, and those
20 items should yield higher results than what
21 you're seeing up here; but budgeting those higher
22 results is a little bit difficult. So those
23 amounts have been held relatively flat.

24 On the expense side, most expense
25 categories are -- are budgeted using zero base

1 budgeting. So it's not like they take the
2 balances, how much was spent in 2015 and apply a
3 percentage increase. They basically start with
4 zero and build it up from that base to ensure
5 that all those expenses need to be incurred.

6 So total expenses, our budget will be up
7 about 3 percent from the 2015 actuals. The
8 increase you see in payroll is attributable to
9 wage increases, filling of open positions, and
10 notably a sharp increase in employee insurance
11 costs.

12 And, again, similar to what you saw for
13 2015, this is the budget for capital expenditures
14 in 2016.

15 Was that it? Oh, sorry. So on the
16 budget, you can see where budget is break even
17 for the year. 260 dollars. We're giving away
18 500 dollars today so I'm not sure if that's been
19 taken into account.

20 (Laughter.)

21 MR. STEMERMAN: There might be a slight
22 loss versus the 54,000 dollar loss in 2015.

23 So that does conclude my report. Thanks
24 for your patience; and, you know, the overall
25 message you should take away from this is that

1 the financial condition of your community
2 association is very strong.

3 Thank you.

4 (Applause.)

5 MR. BAILEY: Thank you, Bruce.

6 You talked about the infrastructure
7 turning 40 years old; and I am a living,
8 breathing example that things start to break down
9 at 40.

10 (Laughter.)

11 MR. BAILEY: At this time I'd like to
12 take several minutes to share a few comments
13 about the outgoing Board members and to thank
14 them for their service to the community.

15 It's often a thankless job, and the pay
16 is still lousy for all of you that have served
17 before; but this Board, this group of your fellow
18 property owners, have given up countless hours
19 and, at times, incurred personal expense to serve
20 the community.

21 The beginning of this group's time on
22 the Board was not necessarily an easy one. The
23 association's reserve fund was in fairly dire
24 straights. Infrastructure, which was approaching
25 40 years in age, and a downturn in the real

1 estate market were a perfect storm that had
2 stressed our financial condition in ways that
3 were never imagined.

4 KICA was not in compliance with its own
5 guidelines for reserve funding, and projections
6 at the time indicated that we were within two to
7 three years of running out of money in our
8 reserve fund.

9 This Board did not kick the can down the
10 road and took decisive action and implemented the
11 supplemental annual assessment. This diversified
12 funding sources for the reserve fund and made us
13 less reliant on transfer fees and the
14 unpredictable and uncontrollable real estate
15 market.

16 After three years all projections
17 indicate that the reserve fund has stabilized;
18 and while infrastructure spending will likely
19 continue to outpace transfer fee revenue for the
20 foreseeable future, it's possible now that future
21 Boards will have the flexibility to reduce but
22 probably not eliminate supplemental assessment.

23 With funding secured, this Board in 2013
24 implemented an aggressive strategy to repair and
25 replace deficient drainage pipes that had been

1 out of sight and out of mind for far too long,
2 and I'll note that you passed on the way here
3 some of that work on Kiawah Beach Drive.

4 At their last regular meeting on Monday,
5 I reported on the significant progress we had
6 made in this regard. In fact, nearly 75 percent
7 of the 54-inch metal drainage pipes that run
8 beneath Kiawah Island roadways have been replaced
9 in the last three years. If they had done
10 nothing else during their terms, they could
11 confidently say that they left KICA in a better
12 spot than they found it.

13 They did a lot more though. Some big
14 things and many little things. What I can assure
15 you is that in everything they did, it was
16 because they believed it was best for Kiawah.

17 I will miss these three gentleman a lot.
18 They're intelligent. They're honest. They're
19 trustworthy. They're generous, and they're
20 selfless. Perhaps most impressive was their
21 collegiality toward one another. Time after time
22 a Board discussion would begin; and opinions were
23 so varied, I thought I was listening to Bernie
24 Sanders and Ted Cruz.

25 But these gentlemen never behaved the

1 topic. If you'd like to ask a question, we're
2 taking notes; and we will be back to you within
3 seven days. Wendy. What a surprise.

4 (Laughter.)

5 MS. KULICK: Wendy Kulick, 38 Marsh Edge
6 Lane.

7 When I attended my first KICA annual
8 meeting 26 years ago, neither Townsend or I had
9 any gray hair.

10 (Laughter.)

11 MS. KULICK: I have two suggestions on
12 things that I would like to see the incoming
13 Board reconsider, things that were discussed
14 during the year at Board meetings. One of them
15 is the abolishing of KICA committees.

16 I kind of feel a little bit like back in
17 the days of Doonesbury when Richard Nixon was
18 barricading himself further and further in the
19 White House, and he read Doonesbury each day.
20 The brick wall kept getting higher and higher and
21 higher.

22 And, you know, for years we've been
23 encouraged to participate in Board committees as
24 a stepping stone to learning about Board service
25 and how we can -- how we as individual members

1 can better serve the community association and
2 the community at large.

3 And so I would seriously ask the
4 incoming Board to reconsider getting rid of all
5 those committees. I think you're losing good
6 input, and you're creating a barrier. I think
7 it's an unintended consequence, but I think it's
8 creating a barrier between the Board and the
9 membership.

10 The other thing that I would ask the
11 Board to consider, even though there's no legal
12 requirement that it do so because it is not a
13 municipality; but KICA is a quasi-governmental
14 body because, as we all know, here at Kiawah,
15 KICA is responsible for many things that in
16 another community a local government would have
17 responsibility for.

18 And so I would ask the incoming Board to
19 consider operating the way a municipality does;
20 and very important part of that is that they not
21 go into executive session to discuss matters
22 unless it's legal, contractual, or personnel
23 related. I think it was you, Jimmy, but somebody
24 just referred to all the discussions that the
25 Board has had over the years where there's been

1 huge diversity of opinion.

2 Unfortunately, we as the members have
3 not been privy to that because that's taken place
4 at meetings that we can't attend; and so I would,
5 again, ask the incoming Board.

6 And then I have a question. In the last
7 email blast that went out encouraging people to
8 attend this meeting, it was noted that there
9 would be no registration and no proxies and no
10 votes taken. And so my question is: Had I
11 chosen to phrase either of the two suggestions as
12 a motion and had that motion been seconded, would
13 I have been ruled out of order? Thank you.

14 MR. BAILEY: Okay. Additional comments?
15 Questions?

16 MS. BARTER: I would like to make a
17 request. My name is Mary Lou Barter, 44 River
18 Marsh Lane. I would like a copy of the minutes
19 of the KICA Board meeting where the Board
20 approved the motion to sue its members who oppose
21 their amenity proposal. Can I receive that,
22 please?

23 MR. BAILEY: Okay.

24 MR. SHALOSKY: Mike Shalosky. 49
25 Burroughs Hall.

1 MR. BAILEY: I think the ayes have it.
2 Thank you to Dave, Will, and Larry. If Dave
3 Singer and Lynn Morgenstern would please come up.

4 (Applause.)

5 (Proceedings concluded at 2:36 p.m.)

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1 STATE OF SOUTH CAROLINA
2 COUNTY OF CHARLESTON

2

3 I, Ronda K. Blanton, a Registered
4 Professional Reporter and Notary Public for the
5 State of South Carolina at Large, do hereby
6 certify that I was present at the Annual Meeting
7 at the time and location therein stated; that the
8 proceedings of the meeting and all statements
9 made at the time of the proceedings were recorded
10 stenographically by me and were thereafter
11 transcribed by computer-aided transcription; that
12 the foregoing is a full, complete, and true
13 record of the meeting and of all statements made
14 at the time of the proceedings.

15 I further certify that I am neither related
16 to nor counsel for any party to the cause pending
17 or interested in the events thereof.

18 Witness my hand, I have hereunto affixed my
19 official seal on March 21, 2016, at Charleston,
20 Charleston County, South Carolina.

21

22

23

24

Ronda K. Blanton, RPR
Notary Public, South Carolina
My Commission expires:
May 14, 2018.

25

26

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32

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 issues (3)

item (2)
 items (2)
 its (6)

< J >

JIMMY (10)
 Jimmy's (1)
 job (2)
JOHN (2)
 join (1)
 joining (1)
 Jones (1)
 Judge (1)
 judgment (3)

< K >

keep (2)
 keeping (2)
 kept (1)
 key (2)
KIAWAH (25)
 Kiawah's (1)
KICA (23)
 KICA's (7)
 kick (1)
 kicked (1)
 kind (3)
 kinds (1)
 know (9)
KREYLING (5)
 Kulick (3)

< L >

lack (1)
 land (1)
 Lane (2)
 large (4)
 larger (1)
LARRY (6)
 Laughter (7)
 law (1)
 leader (2)
 leadership (1)
 leading (1)
 learning (1)
 leave (1)
 leaving (1)
 left (4)
 legal (10)

legality (1)
 legally (3)
LEHDER (4)
 lesser (1)
 level (1)
 lifting (1)
 likelihood (2)
 list (1)
 listened (1)
 listening (2)
 litigation (2)
 little (3)
 live (1)
 living (1)
 local (1)
LOCATION (2)
 long (2)
 long-term (2)
 look (1)
 losing (1)
 loss (2)
 lot (6)
 Lots (1)
 Lou (1)
 lousy (1)
 low (1)
 loyal (1)
 lucky (1)
 Lynn (4)

< M >

main (1)
 maintenance (1)
 major (3)
MALE (3)
 management (1)
 manual (2)
MARCH (6)
MARILYN (2)
 Mark (3)
 market (3)
 Marsh (2)
 Mary (1)
 Master (4)
 matter (2)
 matters (1)
 mean (2)
 means (2)
 Meet (1)

MEETING (23)
 meetings (3)
 member (15)
 Members (15)
 membership (6)
 mention (1)
 mentioned (1)
 message (1)
 metal (1)
 microphones (1)
 Mike (1)
 million (4)
 mind (2)
 minute (1)
 minutes (7)
 mirrored (1)
 missed (2)
 moment (1)
 Monday (1)
 money (3)
 month (2)
 Morgenstern (3)
 motion (11)
 move (1)
 moved (3)
 multi-million (1)
 multiple (1)
 multi-story (1)
 municipal (1)
 municipality (2)

< N >

name (4)
 nation's (1)
NCRA (1)
 nearly (5)
 necessarily (1)
 need (3)
 needs (2)
 neither (2)
 never (2)
 new (5)
NEWBERN (1)
 news (1)
 nice (1)
 Nixon (1)
 nonpayment (1)
 nonrecurring (2)
 notable (1)

notably (1)
 Notary (2)
 note (2)
 noted (1)
 notes (1)
 noting (1)
 notwithstanding (1)
 November (1)
 numbers (2)

< O >

occasionally (1)
 office@clark-associat
 es.com (1)
OFFICER (2)
 official (1)
 officially (1)
 Oh (1)
 Okay (11)
 old (2)
OLSON (2)
 once (2)
 open (3)
OPERATING (4)
 operation (1)
 opined (1)
 opinion (6)
 opinions (2)
 opponents (2)
 opportunity (2)
 oppose (1)
 opposed (3)
 opposing (1)
 options (1)
 order (6)
 organization (1)
 original (1)
 originally (1)
 outcome (1)
 outgoing (2)
 outpace (1)
 outstanding (3)
 overall (1)
 owners (2)

< P >

P.M (4)
P.O (1)
 pace (1)

packet (1)	Pratte-Thomas (1)	random (1)	repeat (1)
parking (2)	present (1)	reaching (1)	repeatedly (2)
PARLIAMENTARIA	presenting (1)	read (2)	replace (1)
N (2)	pretty (2)	real (5)	replaced (1)
part (1)	Prior (1)	really (3)	replacement (1)
participate (1)	privilege (1)	reason (1)	report (4)
Partners (2)	privy (1)	reasonable (2)	REPORTED (2)
parts (1)	probably (3)	reasons (1)	REPORTER (4)
party (1)	procedures (1)	reassure (1)	request (3)
passed (1)	Proceedings (4)	rebate (1)	requested (2)
passes (2)	process (2)	receipts (1)	requesting (1)
passion (1)	processing (1)	receive (1)	required (1)
patience (1)	PROFESSIONAL	received (2)	requirement (2)
Paul's (2)	(2)	reception (1)	requirements (1)
pay (2)	progress (2)	recognition (1)	reservations (1)
payroll (2)	prohibited (1)	recognize (3)	Reserve (7)
pending (1)	projections (2)	recognized (1)	reserves (4)
people (8)	projects (5)	recognizing (2)	residents (2)
percent (6)	promise (3)	recommend (1)	resolve (1)
percentage (2)	promised (1)	recommendation (1)	respect (1)
perfect (1)	prone (1)	recommended (1)	respond (2)
performance (1)	proper (1)	reconsider (3)	response (2)
Permar (1)	property (5)	record (1)	responsibility (2)
permissible (2)	proponents (1)	recorded (1)	responsible (1)
personal (2)	proposal (1)	recovered (2)	Restaurant (1)
personnel (1)	proposed (4)	recreate (1)	restriction (2)
Phase (2)	provide (1)	reduce (1)	result (1)
phrase (1)	provided (1)	referred (1)	results (9)
pipe (1)	provides (1)	refreshing (1)	resurfacing (1)
pipes (2)	Proxies (2)	regard (1)	Retalis (1)
place (4)	public (3)	regardless (2)	retrospect (1)
Plan (14)	published (1)	REGISTERED (2)	revenue (2)
planner (1)	purchase (2)	registration (1)	revenues (4)
planning (1)	put (2)	regular (1)	reversing (1)
Please (8)		regulate (1)	review (2)
pleased (1)	< Q >	reject (1)	reviewed (1)
point (5)	quasi-governmental	rejected (1)	Rhett's (7)
political (1)	(1)	rejection (1)	Richard (1)
politicians (1)	question (5)	related (2)	rid (1)
pool (1)	Questions (2)	relating (1)	right (8)
popular (1)	quickly (2)	relative (1)	rivalled (2)
portfolio (1)	quorum (5)	relatively (3)	River (1)
positions (2)	quote (3)	reliant (1)	road (1)
positive (1)		remains (1)	roadways (1)
possibility (1)	< R >	remember (1)	role (1)
possible (1)	rainfall (2)	remind (1)	RONDA (3)
possibly (1)	raise (1)	removal (1)	room (3)
posted (1)	Raj (4)	repair (2)	RPR (2)
potential (1)	rancor (1)	repairs (1)	RSVP (1)

rule (1)
 ruled (1)
 run (3)
 running (1)

< S >

SANDCASTLE (3)

Sanders (1)

saw (1)

says (1)

SC (1)

SCHOENHOLZ

(11)

seal (1)

search (1)

seats (2)

Second (6)

seconded (1)

secured (1)

see (8)

seeing (2)

seek (1)

seeking (2)

seen (1)

selected (1)

selfless (1)

sent (1)

seriously (1)

serve (9)

served (1)

service (5)

serving (2)

session (2)

seven (1)

SHALOSKY (2)

shape (1)

share (3)

sharp (1)

sheet (2)

shoreline (1)

shortly (1)

shows (1)

side (2)

sight (1)

significant (2)

similar (1)

simply (1)

sincerely (2)

Singer (3)

single (3)

site (2)

situation (1)

six (3)

skilled (1)

skills (1)

slide (2)

slight (1)

small (5)

SNOB's (1)

somebody (2)

son (1)

sorely (2)

sorry (1)

sorts (1)

sound (1)

sources (1)

SOUTH (5)

space (2)

special (1)

spending (3)

spent (3)

spot (1)

stabilized (1)

STAFF (3)

stand (2)

standing (1)

start (2)

started (1)

state (3)

stated (1)

statements (5)

status (1)

stay (1)

Steakhouse (1)

STEMERMAN (8)

stenographically (1)

stepping (1)

stone (1)

stood (1)

stop (1)

storm (1)

straights (1)

strategy (1)

street (1)

strength (1)

stressed (1)

strong (2)

strongly (1)

studied (1)

study (1)

stupid (1)

submit (1)

subsequently (1)

subset (1)

substantial (1)

success (1)

sue (1)

suffering (1)

suggesting (1)

suggestions (2)

summary (1)

supplemental (3)

supported (1)

sure (1)

surprise (1)

surprised (1)

surrounding (1)

surveys (1)

system (1)

< T >

take (11)

taken (5)

takes (2)

talent (2)

talented (1)

talk (3)

talked (1)

talking (1)

team (3)

Ted (1)

ten (1)

tenure (1)

term (2)

terms (4)

terribly (1)

Thank (18)

thankless (1)

Thanks (6)

thereof (1)

thing (2)

things (8)

think (15)

third (1)

thought (5)

thoughts (1)

thousands (1)

threatened (1)

three (7)

three-year (3)

TIME (16)

times (4)

timing (1)

today (7)

told (2)

tone (1)

top (1)

topic (1)

topics (1)

total (4)

tough (1)

Town (3)

Town's (1)

TOWNSEND (3)

transaction (4)

transactions (2)

transcribed (1)

transcript (1)

transcription (1)

transfer (2)

treasurer (1)

Treasurer's (1)

treasury (1)

treated (1)

tree (1)

trip (1)

true (2)

truly (1)

Trump (1)

trustworthy (1)

turn (2)

turning (1)

two (13)

two-year (2)

< U >

uncontrollable (1)

understood (2)

underway (1)

undoubtedly (1)

unfinished (2)

unfortunately (2)

unintended (1)

unpredictable (1)

update (1)

usage (2)

use (1)
utilize (1)
utmost (1)

< V >
vacant (1)
vacation (1)
valid (2)
variance (1)
variances (1)
varied (1)
veranda (1)
verbatim (1)
versus (2)
vine (1)
violated (1)
visceral (1)
vision (1)
visiting (1)
VOICE (5)
volunteer (1)
vote (12)
voted (1)
votenow.com (1)
votes (5)

< W >
wage (1)
waiting (1)
walk (1)
Walker (1)
wall (1)
want (6)
wanted (2)
watch (1)
way (5)
ways (2)
weather (1)
website (2)
welcome (2)
Well (4)
Wendy (2)
went (1)
We're (10)
we've (2)
White (1)
willingness (2)
win (1)
winner (1)

winning (1)
wish (1)
Witness (1)
work (4)
worked (1)
working (1)
worth (2)
written (3)
WWW.CLARK-ASSOCIATES.COM (1)

< Y >
Y'all (1)
year (13)
years (18)
year's (2)
yield (1)

< Z >
zero (3)