

Kiawah Island

DIGEST

The Official Publication of the Kiawah Island Community Association

Letter from the Chair: Board to Develop Amenities Proposals



I am pleased to update you on the status of the KICA board's deliberations for improving KICA amenities. The current board efforts are a continuation of a multi-year process of planning for such improvements and obtaining member input about whether to proceed with a vote for specific projects and the requisite higher annual assessment. The McMahon Group distributed its report on the amenity survey results to the membership in late

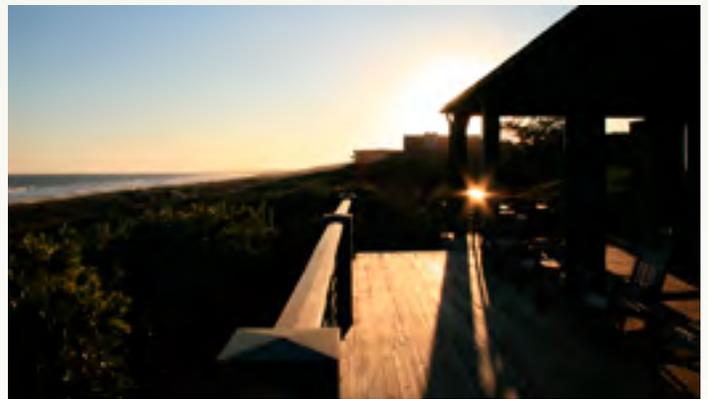
September. Seventy-two percent (72%) of the survey respondents wanted to vote on some or all of the concepts presented in the survey, which is also available on the [website](#).

The board listened to the members. After analyzing the survey results, and working to understand the potential impacts of specific projects, we have decided to start developing proposals to improve the KICA pool and beach experience and fitness facility. The survey indicated strong member support for improvements to these two amenities. The board has decided not to pursue projects for an indoor pool, spa, or physical therapy facility, but we will consider designing and heating the adult lap pool so as to provide year-round swimming. We intend to keep the potential increased amenity assessment within the tolerance expressed by a majority of the members in the survey. The board has decided not to pursue a land purchase outside the main security gate as a possible amenity site. The survey results were emphatic that the significant majority of our members want their amenities behind the gate on existing KICA property. The membership was clear that it does not want to fund the incremental cost of additional land on which to house amenities.

We have engaged Mark Permar to advise the board on developing the two proposals. Mark has been a major influence on Kiawah's development since the 1970s in his role as a land planner and major contributor to the current ARB process. He has a wealth of expertise and detailed knowledge of Kiawah. He also will bring a fresh set of eyes to build on, and improve, the concepts developed by the McMahon Group that were the basis for the recent member survey. Under his guidance, the board will soon engage various experts to

consult on the potential environmental, traffic and other similar impacts of these proposals. We are committed to a thoughtful and professional process that will ensure the proposals are consistent with the Kiawah brand, and design philosophy, of excellence and compatibility with nature.

KICA has two properties suitable for amenities. We have oceanfront property at the Sandcastle and riverfront and marsh view property at Rhett's Bluff. Some member comments returned with the survey suggested that KICA locate both the improved fitness facility and pool at the Sandcastle site. Other comments suggested that KICA balance its amenities between the two sites. This is an important decision. Although our earlier analysis concluded it would not be possible to house both desired amenities only at the Sandcastle, we have asked Mark Permar to revisit the issue and advise the board. The board will finalize its decision on this issue after evaluating the updated analysis.



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Board to Develop Amenities Proposal *(Continued from Previous)*

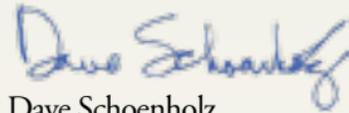
Some member comments in the survey also questioned whether the board has the legal right to add a community facility on its Rhett's Bluff property. We want to assure the membership that we would not even be considering this possibility if we weren't comfortable that we have such authority.

In summary, the board has listened to the membership and is proceeding to develop the proposals for which the survey demonstrated interest. Conversely, we will not advance proposals for which the survey did not indicate strong interest. Anticipated costs will be compatible with members' responses in the survey. This current effort is a continuation of the process started many years ago to promote both a better experience for current members and

reinvestment to keep Kiawah as a premier community. Appropriately, the members retain the ultimate authority on whether to proceed when they vote for or against these proposals.

We will keep you apprised of our progress.

Sincerely,



Dave Schoenholz
Chair, KICA Board of Directors