



**Board Meeting
Monday, January 12, 2015
1 p.m. – Sandcastle**

Minutes – Draft

Attendance:

Dave Schoenholz, Chair
Sue Schaffer, Vice Chair
Art Jones, Treasurer
Will Lehder, Director
Larry Kreyling, Director
Townsend Clarkson, Developer Director
Marilyn Olson, Director (present via teleconference during item #6A)

Staff: Jimmy Bailey, COO
Carrie Newbern, Board Secretary
Tammy McAdory, Executive Director
Maggie Hawkins, Director HR
Shannon White, Operations Manager

- 1. Call to Order.** Chair Schoenholz called the meeting to order at 1:00 p.m. with a quorum of directors.
- 2. Chair's Opening Comments.** Since the McMahon Group's participation in the amenities project, the board has analyzed and evaluated the survey results, engaged Mark Permar to consult and perform site analysis for the Sandcastle and Rhetts Bluff sites, commissioned and received traffic and environmental studies, evaluated a plan submitted by a KICA member and reviewed legal counsel opinions. This will be discussed in more detail later in the agenda.
- 3. Approval of Minutes**
 - A. November 10, 2014 board meeting minutes** (enclosure). **Director Jones moved approval of the Nov. 10 board minutes as submitted. Director Kreyling seconded the motion. The vote carried unanimously by those in attendance.**
 - B. Chair Schoenholz reviewed the December 30, 2014 special meeting minutes** (enclosure). **Director Schaffer moved approval of the Dec. 30 special board minutes as submitted. Director Lehder seconded the motion. The vote carried unanimously by those in attendance.**
- 4. Ratification of mail votes** (enclosure). **Director Kreyling moved to ratify the mail vote approving the 2015 annual meeting rules of conduct and ballot. Director Jones seconded the motion. The vote carried unanimously by those in attendance.**
- 5. Treasurer's Report.** Director Jones reported on KICA's financial condition as of 11/30/14. Revenues have a \$9,500 unfavorable variance, actuals to budget. Expenditures have a \$872,000 positive variance. CTR revenues are at \$1.2 million and have an estimated \$129,000 shortfall expected at year end. KICA's investments are strong with a YTD investment income of \$125,000.

6. New Business.

- A. Amenities Presentation.** COO Bailey showed a Powerpoint presentation reviewing the process and options considered. After some discussion, **Director Jones made a motion to authorize the COO to proceed with developing an amenity proposal for the membership to consider no later than May 31, 2015.** The elements of the proposal will include an improved pool and beach experience at the Sandcastle and a new community clubhouse at KICA's Rhetts Bluff property. **Director Schaffer seconded the motion. The vote carried unanimously.**
- B. 80% Calculation.** (enclosure) COO Bailey reviewed the reason for the calculation. Currently, 78.17% of available lots have been sold to 3rd parties. **Director Lehder moved acceptance of the calculation. Director Schaffer seconded the motion. The vote carried unanimously by those in attendance.**
- C. Conservation Easements** (enclosures). Operations Manager Shannon White reviewed the conservation easement agreements between Kiawah Partners and The Kiawah Island Conservancy. Donna Windham, Executive Director for the Conservancy, presented locations and reasons for requesting easements be placed on these sites. While KICA is not a party to the agreements, we are signatories as two of the three locations are included in the 99-Year Lease. **Director Clarkson moved COO Bailey be authorized to sign all three easement agreements. Director Lehder seconded the motion. The vote carried unanimously by those in attendance.**

7. COO Reports

- A. 2014 Reserve – Emergency Expenses** (enclosure). COO Bailey approved \$35,210.66 to repair a pipe at Cougar Point tee box #3, \$3,570 to repair a pipe at the Sandcastle and \$8,900 to repair the gate at Bass Pond.
- B. Livability.** COO Bailey reported on the current covenant and encroachment statistics. The board and COO will have a comprehensive discussion of how to escalate procedures and periodic reports for the board.
- C. Other.** COO Bailey reported that the shuttle had nearly \$50,000 in revenues.

8. Other Board Member Comments.

- A. Director Kreyling clarified that the funds from Comcast were all revenues and no expenses. He also noted that having amenities at two sites helped have facilities at both ends of the island.

9. Adjournment

There being no further business to conduct, the meeting was adjourned at 2:05 p.m.

Submitted by:

Carrie Newbern, Secretary

Date