Association members gathered at the Sandcastle on Friday, May 8 for the semi-annual meeting of the Kiawah Regime Council (KRC). The council provides a central forum for members that own property in one of the island’s regimes (286 homes, 371 cottages and 1,075 villas) to discuss issues central to regime living on Kiawah. Meetings typically include regime property managers, service providers, and any who are interested in maintaining and improving property on the island. Information is often of interest to all homeowners, not only those who own regime properties.

KiCA’s Chief Operating Officer Jimmy Bailey opened the meeting by recapping some of KiCA’s accomplishments over the previous six months.

On Dec. 31, KiCA reached an agreement with Comcast granting use of KiCA’s rights-of-way. For more information on this agreement and its benefits, read the article on Page 2.

The Kiawah Shuttle Service by KICA has already paid for the capital expense of the shuttle itself after only one year. The service has proved very popular and revenues are exceeding expenses. (For more information on the Kiawah Shuttle Service, see article on Page 2 or visit kica.us/shuttle.)

Jimmy summarized other island projects, including:

- **Island Signage Upgrade** - Signage prototypes have already started to arrive and are being presented to the Architectural Review Board (ARB) for review.
- **Flyway Drive Landscaping Renovation Project** - This project is underway and includes work on irrigation trenches and additional plantings. For more information, see article on Page 3.
- **Leisure Trails** - Multiple projects have been completed. Early in the year, the safety of the main trail along the Kiawah Island Parkway was improved by adding fill and hydroseeding along the edges of the asphalt. This eliminated the “cliff” that had formed in certain areas, creating an uneven transition from the trail to the shoulder. Additionally, Stantec Engineering has assessed all of KiCA’s leisure trails, which will guide prioritization of resurfacing and replacement work in the future.
- **Drainage Projects** - KiCA owns and maintains more than 40 miles of underground pipe that provides drainage for the community. About 25% is metal and was installed during the Kuwati era, which means its been submerged for nearly 40 years in salt water. A multi-year process for repairing or replacing these pipes is underway, with several large projects recently completed (Large pipes beneath the Kiawah Island Parkway - near Green Winged Teal, Surfwatch and Sandwedge, plus the repair of leaks on a pipe under Cougar Point hole #17). These projects were completed at a total cost of approximately $610,000. Another drainage related project is the recent completion of a hydrology survey of the island’s entire drainage system. This work began in 2014 and was completed in the Spring of 2015. The survey assisted our engineering team understand drainage patterns and flow as they continue planning the work mentioned previously. For ongoing project updates, visit kica.us/projects.
- **KiCA Amenity Master Plan** - The amenities proposal has been sent to all property owners and Jimmy urged all to be sure to vote on Phase I. For more information, visit kica.us/amenities.

Following Jimmy, Marilyn Olson, who serves on the boards for both Turtle Point II and KiCA, and Sally Hall with John Poston & Co., property manager of several Kiawah regimes including Inlet Cove, spoke to attendees on lessons learned from reinvesting in regime common properties.

Marilyn described the extensive renovations undertaken at Turtle Point II. That villa regime was the first to gain ARB approval and install Hardiplank siding as an exterior material. Since that time the regime has replaced roofs, siding, windows and landscaping. Marilyn emphasized the importance of working early and often with the ARB, hiring a professional to oversee the improvements, examining contractor qualifications and choosing them carefully, including sufficient amounts in the budget to cover contingencies, anticipating delays, and most importantly, securing owner involvement in the project from the beginning.

Sally described the extensive renovations that have taken place at Inlet Cove over the past three years. The entrances, including the security gates, have been significantly upgraded and the entire pool, cabana and dock area has been fully renovated. She too emphasized the need for owner buy-in for projects of this magnitude and the importance of planning for delays and contingencies. She also urged paying special attention to any warranties, particularly with landscape materials.

The next presentation consisted of a panel of three experts – St. John’s Fire District Chief Colleen Walz, Town of Kiawah Island Chief Building Official Bruce Spicher, and The Steadman Agency President Paul Steadman. Each discussed lessons learned with respect to fire safety, building codes and insurance.

Chief Walz described the devastating fire that took place on Seabrook in December of last year. In all, 14 fire
Regime Council Meeting (Continued from Previous Page)

Finally, Kiawah Island Real Estate (KIRE) President Chris Drury reported very positive upward changes in sales and prices for island real estate in lots as well as homes, cottages and villas. KIRE recently distributed a comprehensive update indicating the best April, and the best first quarter, for real estate sales on Kiawah in over seven years (kiawahisland.com/blog). He emphasized the great importance of exterior improvements made to regimes like Turtle Point and Inlet Cove as buyers are reluctant even to go into units that are part of a dated regime in obvious need of restoration and renovation. Chris also cited recent sales in both renovated regimes: an Inlet Cove unit sold for $1.2 million after less than two months on the market, and a three-bedroom unit in Turtle Point sold for $869,000 in less than 30 days.

KRC Chair Marlisa Bannister concluded the meeting inviting suggestions for future topics. Submit your suggestions to Kiahwabregimes@kica.us.

The next KRC meeting is scheduled for Oct. 17, 2015. For more information on Kiawah regimes, including full notes from this session, visit kica.us/ regimes.

Article contributed by Digest Member Volunteer Shauneen Hutchinson.

Kiawah Shuttle Service Recoups Cost in First Year

After just its first year, the Kiawah Shuttle Service by KICA has recouped the entire initial capital cost of the shuttle. The service averages around $6,000 of revenue per month. “The shuttle has served our members well over the past year,” said KICA Chief Operating Officer Jimmy Bailey. “To have fully recouped capital costs in such a short time is a testament to our outstanding staff who provide a first class experience.”

The custom-designed, 10-passenger Mercedes-Benz Sprinter Shuttle has been in service since April 27, 2014. Shuttle trip itineraries typically range from local destinations such as downtown Charleston and the airport to more distant locales around the state and beyond.

“The Kiawah Shuttle Service is just a small part of our efforts to provide high quality amenities to our members,” said Bailey. “This service is an extension of our resort style amenities.”

As summer nears, we encourage you to make use of this valuable resource for dining or theater on the Peninsula, bridal parties, ladies day out or group outings to Spoleto (May 22–June 7). You can rent out the entire shuttle for groups of 10 or less. To make a reservation, call 843-768-5566. Shuttle charges are conveniently billed to your KICA member account. Learn more about the Kiawah Shuttle Service online at kica.us/shuttle.

Kiawah Shuttle Service Online Service online at kica.us/shuttle.

Comcast Agreement Brings Better Customer Service to Members

On Dec. 31, 2014, KICA reached an agreement with Comcast granting use of the association’s rights-of-way. This agreement brings with it a number of additional benefits to KICA and its members.

“The agreement certainly provides some financial benefit to the community, but more importantly it provides a process for ensuring a better customer service experience,” said KICA Chief Operating Officer Jimmy Bailey. “While it doesn’t require our members to use Comcast, it sets forth a higher level of service standards for those who do.”

As part of the agreement, Comcast has provided a dedicated liaison to work with KICA members on service issues and response times. Members should continue to use Comcast’s main support number (1-800-934-6489) for initial service reports. However, if service issues (excluding billing) are not resolved in a reasonable time, members may contact KICA’s Livability Department Supervisor Ed Monahan (843-708-3611) who will act as an intermediary between KICA and Comcast.

“Your time is valuable. If you can’t get your issue resolved quickly or effectively, we are here to help,” explained Bailey.

In addition to customer service improvements, Comcast will provide new infrastructure for service where needed, and a representative must attend four board meetings per year to present a report on numbers of service calls, response time, and other agreed upon service standards. Over the life of the agreement, KICA will receive an estimated $3 million in additional revenue.

“The association’s goal is to continually enhance member service and quality of life for our members,” said Bailey. “This agreement is just another step towards that goal.”
Irrigation Installed, Tree Installation Set to Begin on Flyway Drive

Renovations to one of Kiawah's main roadways are underway. Flyway Drive is the focus of a major landscaping renewal that will take two years to complete.

In May, trenching and irrigation installation was performed in the entire project area. This infrastructure will support the new landscaping. There was no irrigation in the project area previously.

In June, tree installation will begin along a portion of the project area, from the edge of Canvasback Pond working back towards Governors Drive.

The renovation project, in total, will span two years and include new landscaping as well as extensive tree work for better safety and line of site. According to KICA Land and Lakes Management Director Dave Achey, Flyway Drive will be the longest contiguous road KICA has renovated.

“We will use some new types of perennials in the plant beds, as well as a turfgrass component we haven’t used in several years,” said Achey. “We even plan to include milkweed to create beds to attract Monarch butterflies.”

This project is a continuation of KICA’s overall island revitalization and reinvestment program. For continuing updates on this and other island projects, visit kica.us/projects.

Beach Renourishment Project Nearing Completion

Kiawah’s normally accreting beach sand in this area has experienced significant erosion in recent months. This was caused by the buildup of a large sand shoal offshore near the mouth of the Stono River.

Most years, due to a process known as a shoal bypass, this sand moves on shore and renourishes all of Kiawah’s beaches. If this does not naturally happen, then the resulting wave action causes erosion at the eastern end. In order to stimulate what nature does most years, the restoration project involves closing a flushing channel near the Ocean Course driving range and opening a channel through the shoal buildup. At the same time, land-based equipment is moving 100,000 cubic yards of sand from the shoal and placing it near the Ocean Course driving range and 18th green.

The current project is a smaller version of the successful major project completed in 2006 at the same location. As before, piping plover habitat on Kiawah and nearby beaches will be monitored for several years.

Anticipating the growing problem, the town applied for permits with regulatory authorities (i.e., OCRM) in May 2014. Originally scheduled for September, work began on May 18.

For more information on this project, visit kiawahisland.org or contact the town at 843-768-9166.

Article contributed by Digest Member Volunteer Bill Hindman.

High School Students Help Kiawah Cares Clean Up Johns Island

Eight junior students from St. John’s High School, along with two Communities In Schools (CIS) representatives, recently assisted Kiawah Cares with cleaning up a section of Main Road as part of the Adopt-a-Highway program. KC has been sponsoring this section of Main Road from Brownswood Road to Back Pen Road since 2013. The clean up was a great way for the students to give back to their community and to bond with the adult representatives from CIS and KC.

"KC looks forward to a long-term partnership with St. John’s High School, and others as school schedules allow, for the Adopt-A-Highway program,” said KICA Executive Director Tammy McAdory. "These young students were a joy to work with and get to know. We invite KICA members to join us for our next scheduled clean up on Friday, Sept. 11.”

For more information on this and other KC programs, visit kiawahcares.org or contact kiawahcares@kica.us.
### Recurring Events at the Sandcastle

- **Sandcastle Bible Study** - Mondays at 8:30 a.m.
- **Sandcastle Bridge** - Tuesdays at 1 p.m.
- **Weight Watchers** - Wednesdays at 1 p.m.
- **Ladies Mahjongg** - Wednesdays at 1 p.m.

### Association Fitness Classes Offered

- Yoga
- Zumba
- Water Aerobics
- Body Sculpt
- Strength and Stretch
- Assorted Cardio Classes

*View class times and descriptions at kica.us (Facilities/Fitness Center). Please note that all fitness classes are complimentary to members.*

- KICA Paddlesports Program - [www.tidaltrailkiawah.com](http://www.tidaltrailkiawah.com)

### KICA (Sandcastle) Info

- **KICA (Sandcastle)**
  - Phone: 843-768-3875
  - Website: [kica.us](http://kica.us)

### Kiawah Cares Info

- **Kiawah Cares**
  - Phone: 843-768-9194
  - Website: [kiawahcares.org](http://kiawahcares.org)

### Kiawah Island Golf Resort Info

- **Kiawah Island Golf Resort**
  - Phone: 843-768-2121
  - Website: [kiawahresort.com](http://kiawahresort.com)

### Freshfields Village Info

- **Freshfields Village**
  - Phone: 843-768-6491
  - Website: [freshfieldsvillage.com](http://freshfieldsvillage.com)

### Town of Kiawah Island Info

- **Town of Kiawah Island**
  - Phone: 843-768-9166
  - Website: [kiawahisland.org](http://kiawahisland.org)
# July 2015 Community Calendar

**Sandcastle:** Monday - Friday, 7 a.m. to 6 p.m. • Saturday, 8 a.m. to 6 p.m. • Sunday, 10 a.m. to 6 p.m.

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<th>Sunday</th>
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<td>6 p.m. Independence Festival</td>
<td>6 p.m. Kamp Kiawah Kids Night Out - Party in the USA!</td>
<td>KICA and Town Offices Closed</td>
<td>Happy Fourth of July!</td>
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<td>8:30 p.m. Starlight Cinema</td>
<td>8:30 p.m. Glow Yoga on the Beach</td>
<td>6 p.m. Music on the Green</td>
<td>Holiday Buffet, Live Music at the Sandcastle</td>
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<td>8:30 p.m. Loggerhead Dive In Movie</td>
<td>8:30 p.m. Loggerhead Grill Seaside Buffet</td>
<td>5:30 p.m. Bike Parade</td>
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<td>6:30 p.m. Festival and Fireworks in the Park</td>
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<td>10 a.m. Edie’s Fairytale Theater</td>
<td>1 p.m. KICA Board Meeting</td>
<td>10 a.m. Charleston County Bookmobile</td>
<td>3 p.m. Planning Commission</td>
<td>10 a.m. CERT Meeting</td>
<td>6 p.m. Music on the Green</td>
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<td>3 p.m. Environmental Committee</td>
<td>2 p.m. Town Council</td>
<td>8:30 p.m. Starlight Cinema</td>
<td>3 p.m. Arts Council</td>
<td>6 p.m. Loggerhead Grill Seaside Buffet</td>
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<td>4 p.m. Farmers Market</td>
<td>6 p.m. Conservation Matters: Aquarium Rovers and Birds of Prey (Night Heron Park)</td>
<td>8:30 p.m. Starlight Cinema</td>
<td>8:30 p.m. Glow Yoga on the Beach</td>
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<td>4 p.m. Farmers Market</td>
<td>3 p.m. Communications Committee</td>
<td>2 p.m. Public Safety Committee</td>
<td>8:30 p.m. Loggerhead Dive In Movie</td>
<td>8:30 p.m. Loggerhead Dive In Movie</td>
<td>6 p.m. Music on the Green</td>
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<td>3:30 p.m. SCCC Meeting</td>
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<td>4 p.m. Board of Zoning Appeals</td>
<td>4 p.m. Farmers Market</td>
<td>10 a.m. Charleston County Bookmobile</td>
<td>8:30 p.m. Starlight Cinema</td>
<td>8:30 p.m. Loggerhead Dive In Movie</td>
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<td>4 p.m. Farmers Market</td>
<td>4 p.m. Farmers Market</td>
<td>2 p.m. Ways and Means Committee</td>
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*The Kiawah Island Golf Resort has several ongoing events during the summer. Please refer to their website for a complete listing.*

## Recurring Events at the Sandcastle
- Sandcastle Bible Study - Mondays at 8:30 a.m.
- Sandcastle Bridge - Tuesdays at 1 p.m.
- Weight Watchers - Wednesdays at 1 p.m.
- Ladies Mahjongg - Wednesdays at 1 p.m.

## Association Fitness Classes Offered
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843-768-3875
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The PGA Championship Returns to Kiawah

On May 1, the PGA of America announced that it will conduct the 2021 PGA Championship at The Ocean Course on Kiawah Island.

The 103rd edition of the Championship in August 2021 returns to the renowned Pete Dye-designed oceanfront layout after its first visit in 2012, when Rory McIlroy captured the Wanamaker Trophy by a record-setting margin. The Ocean Course is one of four venues to host each of the PGA of America’s major championships - the Ryder Cup (1991), the Senior PGA Championship (2007) and the PGA Championship. The Ocean Course also hosted the 2005 PGA Professional National Championship.

“Ever since The Ocean Course was introduced to the world, it has been a supreme test for the greatest players in golf,” said PGA of America President Derek Sprague. “From a down-to-the-last putt thriller of a Ryder Cup in 1991 to Rory McIlroy closing a record-setting performance in the 2012 PGA Championship, there has never been a shortage of thrills on The Ocean Course. We anticipate that tradition of excellence continuing in 2021 at the PGA Championship.”

The PGA Championship also is the only one of golf’s four majors to be hosted in South Carolina. The announcement was made with Kiawah Island Golf Resort Chairman Bill Goodwin.

“It’s an honor to have the PGA Championship returning to The Ocean Course and Kiawah Island,” said Goodwin. “We have enjoyed dramatic finishes and premier Champions each time the PGA of America elected to bring an event to the island. We will do all that we can to provide the best possible conditions for the world’s best players and make the experience memorable to golf fans of South Carolina and to thousands of visitors worldwide.”

The PGA Championship, the only all-professional major, features one of the deepest international fields in golf. Since 1994, it has perennially featured the most top-100 players in the Official World Golf Rankings of all golf championships.

The Ocean Course has more seaside holes than any other course in North America - 10 along the Atlantic Ocean with the other eight running parallel to those.

Designed from a ribbon of pristine sand dunes stretching nearly three miles along the Atlantic Ocean at the eastern end of Kiawah Island, The Ocean Course is a par-72 layout that can be extended to 7,676 yards, and is reminiscent of the great seaside links of England and Scotland.

Kiawah Administrator Tenders Resignation

Kiawah Island Administrator Tumiko Rucker is resigning effective June 30 and may seek elected office in the near future. Rucker, a Johns Island native, has been with the town for nearly 10 years, and plans to remain in the area.

Mayor Charles Lipuma said Rucker “has served the town effectively and professionally and we wish her well.” The town will begin a search for a qualified replacement immediately. Rucker will work to ensure a smooth transition to a new administrator.

Rucker said important milestones and accomplishments for her and the town include renourishment of the erosion-scarred beach at the east end of the island, Kiawah Island Parkway bike trail extension and development of a comprehensive emergency plan and annexation of Freshfields Village.

The town is in the midst of plans for a new municipal center on Betsy Kerrison Parkway and is currently advertising for proposals from architectural firms interested in the project.

Castle Grille and Sandbar Now Open!

Get ready for summer at the Sandcastle! Grab a delicious bite to eat poolside at the Castle Grille or cool down with a tropical beverage at the Sandbar, located right next to the Grille. For full menus, hours and info, visit kica.us/sandcastle.

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With its multitude of lakes, ponds and waterways, and thriving natural habitat, Kiawah Island is home to some of the best fishing and crabbing locations in the Lowcountry. Catching a fish isn’t as simple as dropping a line in the water though. You have to be in the right place at the right time with the right equipment. Digest spoke with KICA Lakes Department Supervisor Matt Hill for his expert advice on fishing and crabbing around Kiawah.

Where should you go?
According to Matt, Bass Pond seemed to be the hot spot this past fall. Anglers were catching large quantities of big flounder. Other good ponds are Canvasback, Egret, Pintail and Beachwalker. Any pond with a dock access will offer a good chance to catch fish.

Crabbing can be done on the creek side at any of these locations. This is important because crabbing in the actual pond can attract alligators. This can desensitize them to humans, and they even begin to relate humans to a potential food source (chicken as crab bait). Naturally this can be dangerous. It can also lead to the destruction of the alligator. Crabbing on the creek sides of drainage structures is recommended. These sites seem to have a higher abundance of crabs than the ponds.

What’s the best time of year?
The best time of year for fishing in Kiawah’s ponds is spring through fall. Fish are more likely to bite when the water is above 60 degrees. Flounder, trout and redfish are the most popular species on the island and in warmer months can be caught on a number of artificial baits as well as live bait like mud minnows, shrimp and mullet. Crabs are much more plentiful and easier to catch in warmer months as well.

Below 60 degrees, fish metabolism slows rapidly and fishing becomes much more challenging. With patience and slowing down fishing methods, fish can be caught in winter months.

What’s the best time of day/tide level?
Time of day is not nearly as important as the tide because saltwater fish love moving water. A rising tide nearing high tide is best for fishing. The water is rushing into the ponds over the weir structures, flushing in all types of baitfish and shrimp. This creates a current that traps the baitfish. Gamefish line up around this current, rushing into the pond to feed. Our ponds don’t always have water rushing in, so when the conditions create this situation, the fish capitalize.

Crabs can be caught on any tide, but in Matt’s experience, three hours before, during, and three hours after low tide are best.

Tips on Techniques
According to Matt, a simple “Carolina” rig works best for live bait fishing. This type of rig consists of a 0.5-ounce egg weight with 12-18 inches of leader followed by a hook. The weight keeps your bait on the bottom in one spot while still allowing free movement of the baitfish. Another popular rig for live bait is a float with 12-18 inches of leader. This floats your bait higher up in the water column then the Carolina rig. Sometimes the fish are near the surface, and sometimes they are on the bottom. Fish both rigs to locate where they are biting.

For artificial lures, the most common set up is a 0.25 - 0.5-ounce jig head with your choice of a 3-4 inch soft plastic lure. There are many natural colors as well as bright fluorescent colors. Flounder like a natural or white color, while trout and redfish will bite anything sometimes preferring the more brightly colored chartreuse, red, pink and green (electric chicken color).

For crabs, a chicken neck or back tied to a 3-ounce weight on a string works well. Let the chicken sit for a few minutes then very slowly pull it in. Typically you can feel the crab pulling back against you if it’s there. When you get it close enough, quickly net the crab.

IMPORTANT REMINDER:
A saltwater fishing license is required to fish and/or crab on Kiawah. The license can be obtained by going onto South Carolina Department of Natural Resources website and following the links to purchase a license online (dnrlicensing.sc.gov). They might also be purchased locally from tackle shops and sporting goods stores, including those in Freshfields and Bohicket Marina.

For information on fishing and crabbing on Kiawah, visit kica.us/lakes to view the article from the May Digest titled Fish Safely, Responsibly.

Article contributed by Digest Member Volunteer Deb Stewart.

Calling All Artists!
Are you the creative, artistic type? Do you have a craft or hobby you would like to share? The bi-annual KICA Art and Artisan Show is looking for new Kiawah artisans to join the event. The fall show, which is held just before the holiday season, is a great time to sell holiday gifts. The event kicks off on a Friday with a cocktail reception, light hors d’oeuvres, wine and beer from 4 - 7 p.m. The show is on the following Saturday from 10 a.m. - 3 p.m. If you would like to participate, or want more details, please contact the Sandcastle at sandcastle@kica.us or 843-768-3875.
Voting materials were mailed in late April and voting for Phase I (Sandcastle) will be open through 5 p.m. on June 1. Votes may be cast by completing and returning the ballot included in your materials, or online. In addition, those casting a vote by the deadline will be eligible to win a $500 refund on your 2015 assessment.

Information for voting, including online username and password, can be found on the top of the ballot included in your amenities information packet. Please contact Carrie Newbern at carrie.newbern@kica.us with voting inquiries.

Prior to voting, members are encouraged to review the voting materials as well as important background information on the Master Plan and amenities planning process. Please make an informed and thoughtful decision after you study all of the facts. Your vote counts.

For more information, visit kica.us/amenities.