

Amenities: Property Owner Testimonials

I was on the board during the time strategic planning was studying amenities. The board's process was diligent and thorough, and incorporated input from all the varying demographics of Kiawah owners.

~ **Joan Avioli, Ruddy Duck Court**

It all comes down to preserving the value of our real estate, and recognizing what the future holds for Kiawah.

~ **Glenn Brown, Sanderling Court, Finance Committee Chair**

The recent [April] *Digest* detailing the history of Rhett's Bluff, the early intentions of developers, and the explanation of community development over time was informative and helpful in understanding the bigger picture. Thank you for all of your efforts to fully explain the situation to all Kiawah homeowners.

We are fully in agreement that these improvements are necessary and desirable. Kiawah is a special place in a special community, but it is in need of significantly improved fitness facilities and a pool for residents that makes the most of our natural surroundings. The Rhett's Bluff location is ideally suited for a new community facility while the plans for the Sandcastle will make the most of the oceanfront location and resident usage. We are looking forward to these new amenities!

~ **Kristen and Duane Byers, Marsh Cottage Lane**

Living at Seascape next to the Sandcastle, it's very convenient for me to enjoy what it offers. I've also seen how the facility has outgrown its functionality. I reviewed the single-site proposal; it would be overbearing our neighborhood to drive all the proposed improvements to the Sandcastle site. At the same time, the Rhett's Bluff landing is far underused. It makes sense to spread improvements across both our sites.

~ **Dr. James Connolly, Seascape Villas**

Developers come and go, and when they are gone, or near the end of the development cycle, someone has to take their place. In order for Kiawah to remain among the best, KICA must assume a leadership role to ensure that Kiawah remains relevant in an increasingly competitive resort community marketplace. Strong community associations willing to make tough reinvestment decisions are the lynchpin of success.

~ **Buddy Darby, CEO, Kiawah Partners 1988-2013**

Whether you use the new facilities being proposed or not, they are critical to maintaining our world class island and all of our property values.

~ **Brad Gabosch, Green Winged Teal**

As Tennis Club Villa homeowners for over 22 years, we have witnessed much of Kiawah's growth firsthand. But while the number of homes and homeowners has grown steadily and substantially over the years, the amenities available to property owners through the community association have not kept pace. While limited improvements in the Sandcastle facility have addressed some shortcomings, it is obvious we, the membership, need more elbow room...a bigger pool, a bigger and better fitness center, more meeting space. We fully embrace the proposal for growth KICA has conceived and look forward to enjoying all it will be able to provide its members in the not too distant future.

As owners of a rental villa, we are also well aware that our investment value is inextricably linked to the "perception of value" in the eyes of future buyers. In this day and age, real estate investment in a residential resort area like Kiawah is more than bricks and mortar; it is also the lifestyle that accompanies property ownership. We, the KICA membership, must continually strive to maximize our property values. The amenities package being proposed by KICA goes a long way toward improving the intrinsic lifestyle value so desired in today's real estate market.

~ Marilyn and Allan George, Tennis Club and Courtside Villas

This proposal is so affordable; it is an opportunity we would be unwise to miss. If you look at what's happened with amenities at our neighboring communities at Seabrook and Cassique, they are just beautiful facilities. You really see the benefit these kinds of enhancements bring to a community.

~ Madeleine Kaye, Sea Marsh Drive

All communities need facilities that can be used by everyone. While there are clubs and offerings by others organizations, they may not always be available to us. Choice is important. These proposed facilities would provide us with that choice, in fitness as well as social opportunities. The island has far outgrown the capacity of the Sandcastle, and it can no longer accommodate our needs or growth for the future.

~ Katie Kotz, Greensward Road

For more than 25 years, I have actively and publicly worked to increase community involvement and input to both KICA and the Town of Kiawah Island regarding decisions impacting Kiawah property owners. I have not hesitated to criticize either entity when property owner input has been excluded or ignored.

Regardless of whether you are for or against the KICA amenities proposal, the process has been more open than in many other instances on Kiawah. Property owners were surveyed about amenities in 2013 and 2014. After KICA's initial proposal was presented to the community, the board responded to feedback by eliminating an indoor pool and drastically reducing the size of the facilities proposed for KICA's common property at Rhett's Bluff. The board carefully considered a single site alternative proposed and funded by a Rhett's Bluff property owner. At the public part of the January KICA board meeting, COO Jimmy Bailey explained in detail why the proposal was not a viable long-term solution and could not meet the growing needs of the Kiawah community.

While there may be disagreement about the amenities being proposed, the KICA board has actively sought input from the community and responded to feedback it has received.

~ Wendy Kulick, Marsh Edge Lane

As busy professionals with three young boys, we want to make the most of the time when we do get to Kiawah. When we go to other resort vacation communities, their amenities are nicer, better. An upgraded facility would really enhance our family experience.

~ Drs. Julie and Walt Long, Fairway Oaks Villas

I served on the Community Comparison Subcommittee of the Amenities and Services Task Force. The panel represented demographics including full- and part-time residents, Sandcastle users/non users, club/non-club members, and rental investors. Going in, we all had different ideas about what might be needed, if anything. After months of research, we came away with the same conclusion: Kiawah's base amenities were slipping from what other communities offered. Even if a community had some really nice offerings, if just one thing was a bit tired, it impacted the perception of the whole community.

~ **Lynn Morgenstern, Marsh Island Drive**

Our amenities are crowded. When I look at the construction occurring on the island and the lots not yet sold or built on, I know these people are coming. They've made the same investment we have. We'd better be ready for them.

~ **Scott Nelson, Persimmon Court**

We've heard a lot of speculation in the community about this proposal. I'd like to review it in detail, along with all the information available on the website, and then vote. I am inclined to take seriously what the board and KICA management have proposed, and their reasoning process. I don't see them - or the many people who have served on various committees who researched amenities over the years - benefiting personally or collectively.

The process of committees is an effort to be inclusive, just as the mid-April road shows are meant to give people who don't live here year round an opportunity for face-to-face contact to hear details on the proposals and ask questions. If there wasn't outreach, where a broader segment of property owners had a chance to learn and express opinions, there would rightfully be complaints about the transparency of the proposal. While these face-to-face meetings incur some expense they will certainly provide better opportunities for questions and dialogue than a videoconference, which will always face challenges of technology.

Differing opinions are okay. I have appreciated learning about other viewpoints, when presented with ideas and not accusations. With so many confusing structures of "government" here it is difficult to figure out the best approach. That's why KICA has a board to incorporate information and suggest a pathway. But it is the membership who will decide the next step with their votes on this and other issues to come.

~**Cathy Pumphrey, Bufflehead Drive**

I'm barely even a part-time resident, as I come to Kiawah only about a half-dozen times a year, mostly for holidays or long weekends, and I am also a Kiawah Club member. The plans for upgrading KICA amenities are exciting and essential. Rhett's Bluff is a valuable community asset, and the new plans would maximize its value to the *entire* Kiawah community. Kiawah needs to maintain its status as a premier resort community, and KICA's current physical facilities do not measure up to that standard. I view this very modest fee as an insurance policy on my considerable investment.

~ **Mike Rogan, Blue Heron Pond Road**

Having one of the closest homes to what was, back in the 1980s, only the property owners pool and cabana, we had considered voicing opposition to further development at what is now the Sandcastle Community Center. Instead, we have allowed the KICA board to do the work for which we elected them, which has included making substantial improvements to that site, for our enjoyment and the improved quality of life for the residence of Kiawah. It has always been a good thing.

~ **Mark Sinsky, Greensward Road**