

KIAWAH ISLAND
COMMUNITY
ASSOCIATION

BOARD OF DIRECTORS

Meeting Minutes

November 2, 2020 at 1 p.m.

Virtual Meeting

Directors Present:

Sue Schaffer, Dave Morley, Diana Mezzanotte, David DeStefano, Jerry McGee, Brad McIlvain,
Townsend Clarkson

Others Present:

Roger Warren, KIGR President

Staff Present:

Jimmy Bailey - COO, Holly Newman - Executive Office Administrator

Member Comments

Cathy Pumphrey

- Recognized positive steps of the community engagement
- Concerns over how the decision about the heated pool came about

The meeting was called to order by Chair Dave Morley at 1:07 pm.

Chair Comments

“I would like to start with discussing a little bit about the pool. I don’t think we handled this well. We will get a poll out to membership within a week. And, we originally thought this would be part of a bigger, planned survey, but the turmoil this has created is significant and we want to bring it to a resolution quickly. The board was notified of this decision in email on October 2, a week before the



policy was put in place. I clearly underestimated the passion around this topic...This is a lesson learned.”

To correct misinformation: the Sandcastle renovations, including having an “adult pool”, were not a membership vote. A previous board made the decision to use surplus funds for the upgrades. There is a perception that the name of the pool was changed, but the name was announced at its opening and the survey for heating the pool referenced “Ocean View Pool.” Do recognize that the common name is the adult pool. Since the change in sessions only 3 sessions have reached capacity.

To form a standing Human Resources Committee. Will handle COO evaluation and compensation studies.

Meeting Minutes

The August 31, 2020 Meeting Minutes were reviewed and approved. [Brad McIlvain](#) noted a change and requested a clarification. The change is in the vote for Townsend Clarkson as Treasurer. It should read 6 in favor, 1 abstain.

A clarification pertaining to correctly reporting the use of the terms “Adult Pool” and “Oceanview Pool” was asked for and necessary updates to be made.

[David DeStefano](#) moved to approve the minutes with the change. [Diana Mezzanotte](#) seconded the motion. All present were in favor.

Reports

Treasurer’s report:

Townsend Clarkson reviewed the September 2020 financial report - <https://kica.us/wp-content/uploads/2020/10/September-2020.pdf>

COO’s Report:

Water Management Special Assessment report - Dredging of Trumpet Creeper was completed and under budget. For the new pond 30 drainage outfall, heavy construction work is completed. Landscaping mitigation is pending bid approval. This project is also currently under budget. Moving to detailed planning for upcoming projects.



COVID - 19 update - approach to opening facilities is to add back services as allowable, beginning with pool sessions 360 persons per day, more recently added exercise classes, very limited gym access for personal training. In process to revise gym access, to include reservations to limit capacity and maintain 10' distance and how to accommodate indoor classes. CDC recommended cleaning protocols is the first priority in these decisions.

Board Outreach and Education:

Sue Schaffer reported that the two open sessions had approximately 75 people in attendance. The committee is splitting the full list to reach out personally. Currently, there are 3 applications received and commitments from a few others, with at least a few meeting the preferred demographics of finance background and women.

Community Outreach:

Brad McIlvain reported on 5 Zoom meetings, with more than 150 members. The pool issue dominated the discussions creating distinct before pool decision and after pool decision sessions. Other comments focused on boardwalks, various operational issues and ARB guidelines & decisions. The plan is to continue quarterly and possibly add sessions centric to issues.

New Business

Request for Conveyance of Land Adjacent to Road Right-of-Way in Ocean Park

This is residual property, all in woodline, confirmed does not add additional landscape responsibility. Sue Schaffer moved to accept the conveyance request. Diana Mezzanotte seconded the motion. After discussion, the motion was tabled for clarification on road rights-of-way access, map clarifications and landscape concerns. A conflict of interest question arose with the ability of the developer appointed director to vote on this issue.

2021 Budget. <https://kica.us/wp-content/uploads/2021/05/2021-KICA-Budget-1-new.pdf>

Townsend Clarkson reviewed the process and timeline of the budget preparation process. Jimmy Bailey reviewed budget highlights including the existing goals, projects and initiatives



and the staff and finance committee recommendations to have no increase in assessments for 2021. Jimmy Bailey further reviewed HR compensation and headcounts in more detail.

The budget passed with a vote of 6 to 1.

Brad McIlvain read his dissenting opinion on the approval of a budget, which includes neighborhood segment assessments. He also commented on the KICA surplus operating funds and the depreciation fund. Wants a clearer accounting of the depreciation fund.

PGA requests.

A map of the Ocean Park area was reviewed to illustrate the changes in road alignment since 2012, the last PGA event. A request to create a temporary opening to allow buses to enter Pete Dye Place and not have to do a turn around. Further discussion & information is needed before coming to a vote.

Board Member Comments

Townsend Clarkson commented on the depreciation fund, stating that it is a means by which KICA builds up funds to replace assets. He stated that this information was supplied approximately a month ago. Flood Mitigation reporting was given as well. Townsend, Brad and Johnny met to review these funds, an attempt to provide the information was made, difference of opinion notwithstanding.

Member Comments

Madeline Kaye – 252 Sea Marsh

Thank Brad, Dave D and Jerry for the community outreach. Brad, thanks for the candid report today, appreciate it. Petition was signed by 593 members in support of adult only pool status. Restore Oceanview Pool to adult only status.

Judith O'Brien – 243 Sea Marsh

Ask specifically to be allowed to attend the December meeting and all subsequent meetings of the board. At least 3 issues are being held over and discussed in December. Would like the continuity of hearing what the conversations will be.



Carol Medendorp – 4554 Park Lake Dr

After listening to comments about the pool, it points to the need for more community involvement, in task forces and committees. Some of these decisions would not be made if members were asked first.

Cathy Ladner – 242 Sea Marsh

Older generation is at risk, with COVID pandemic. Opening the adult pool to younger people increases risk we do not need to be subjected to.

Ellen Fetridge – 24 Airy Hall

How did the decision to change the pool name come to be?

Maura McIlvain – 146 Blue Heron Pond Rd

Second suggestion for the board to form an amenities task force.

Diane Flaherty – 6 Sundown Bend

Appreciated Dave Morley's comment at the beginning of the meeting - an acknowledgement that the pool decision was problematic and offering an apology. Propose handling this type of decision differently in the future.

Madeline Kaye – 252 Sea Marsh

Following up on comments made, asking "What is the reason that the board can't respond now?" Board action should be immediate.

Cathy Pumphrey - 525 Bufflehead Dr

3 major areas for the board to focus on for an open and collaborative board process. Consider how to balance roles and responsibilities. Define who makes what decisions. Utilize member committees which support property owner involvement.

Respectfully submitted,

Holly Newman, Executive Office Administrator

