

KIAWAH ISLAND
COMMUNITY
ASSOCIATION

BOARD OF DIRECTORS

Meeting Minutes

June 6, 2022 at 1 p.m.

Virtual and In-Person Meeting

Board Members Present:

Jerry McGee, Chair

Beth Zampino, Vice Chair

Alex Fernandez, Treasurer

Amanda Mole, Developer Director

Brad McIlvain, Secretary

David DeStefano, Director

Lisa Mascolo, Director

Staff Members Present:

Shannon White, COO

Tony Elder, Director of Operations

Ellen Festa, Executive Assistant

Dale Schoon, Director of Finance

Sarah Bond, Director of HR

Aaron James, Director of Recreation

Member Attendees: 31

Recording of Meeting: <https://www.youtube.com/watch?v=JyT9R0VwVc8&t=2235s>

1. Member Comments – Agenda Topics

Member commented on Sandcastle survey and is looking forward to hearing clarification on the lineal definition especially for members with no children. Second comment is about Preserve assessment. Assume the Board met privately to discuss the matter but hopes that they will be sharing the results of that discussion with members of the Association. Jerry commented that the Board will be presenting a comprehensive proposal to the (5) members of the work group representing the Preserve and will be working together to come to resolution of the issues.

Member commented about the Sandcastle User Group – it's a great team, still have lots of energy. Need to tweak a few things and have a more aggressive schedule since we missed a



few changes for this season. Understand it is a diverse group across the island and they are working on changes.

Member asked when members submit written inquiry to Board, what is a reasonable expectation in terms of timeliness of response? Jerry said a response should be immediate acknowledgement that it was received and a response will be forthcoming. In general, the goal is to respond within a few weeks, but some questions may need more research.

2. **Call to Order**

Chair Jerry McGee called the meeting of the Kiawah Island Community Association Board of Directors to order. Glad to see so many people in person and look forward to future meetings with more attendance. It's always better to see people face to face. We're starting our busy season, the island is dressed up and looking good. Summer means lots of traffic with lots of construction, but given the beauty of the island that we get to enjoy, we will have to deal with the minor inconveniences.

Specific comment about the Turtles – have over 250 volunteers on Turtle Patrol doing important work to help save this endangered species. We welcome people to observe the turtles; enjoy the beach during the day, but be respectful of the evening hours – lights off to protect the turtles and support our volunteers.

3. **Chair Comments**

4. **Administrative**

a. Approval of May 2, 2022 Minutes (**VOTE**)

- Alex wanted to ensure the minutes reflect the change that the Chair cannot make a motion. Chair can call for a motion, but cannot make one.

Vote Passed: (7) In favor – J. McGee, B. Zampino, B. McIlvain,
A. Fernandez, A. Mole, L. Mascolo, D. DeStefano

5. **Reports**

a. **COO Report – Shannon White**

Projects



- Metal pipe project in Sea Marsh area
 - Cleaning using video
- Road Paving project
 - We're in Phase 2 - Oyster Shell, Terrapin, north side of Blue Heron Pond Rd. – to be completed end of next week.
 - Will begin on Phase 3 – Vanderhorst area
- Will begin updates to Main Gate landscaping including new median
- V-Gate – line of sight work started again

Accident

- Vehicular / bicycle accident Glen Abbey crosswalk @ Alley of Oaks trail
 - 15 yr old injured but doing OK

Short discussion on crosswalk and trail improvements at Oyster Rake – Safety and Security will be looking at all crosswalks.

Alex asked about impact to costs for the road paving project – Shannon will have to pull exact figures, but we were overrunning by about \$28K. Staff will be looking at current costs before moving into the next Phase.

b. Treasurer's Report - Alex Fernandez

- Alex provided update on where we are with overdue assessments. Staff did a great job getting the numbers down:
 - April 2022 – 331 delinquent accounts totaling: \$2,302,019
 - May 2022 – 139 delinquent accounts totaling: \$307,133
 - June 2022 – remaining delinquent accounts totaling: \$74,446
- CTR – at end of 4 months, we've collected \$1M – we projected \$2M for the year so at this rate, we will be over our projection. Alex doesn't believe we will maintain at that clip; however, we are still seeing a high number of closings. Overall, still a good thing, but need to improve our projections.

c. Staffing vacancies & retention update

- Sarah Bond presented an update on KICA vacancies and retention activities.
(See presentation)



6. New Business

a. Annual Charter Review

- **Security and Enforcement Task Force** – accepted – no changes
- **Board Outreach and Education Committee**

Approved with minor change to state committee members ‘shall’ not vet vs. ‘will or should’ not vet candidates or make any candidate recommendations. Short discussion about the felony conviction question asked of candidates. What is scope of this question, Board members, committee members? etc. A broad topic and something that the HR Committee should look at. Discussion about Election timelines, individual Zoom sessions for candidates vs. Meet the Candidates forum. KICA would facilitate the platform but not manage any content or questions.

Vote Passed: (7) In favor – J. McGee, B. Zampino, A. Fernandez,
B. McIlvain, A. Mole, L. Mascolo, D. DeStefano

- **Fair Campaign Pledge** – Committee will review changes and bring back to the Board – no vote taken.

b. Sandcastle User Group – Survey Results (Aaron James)

- Aaron James presented survey results from Sandcastle User Group
(See presentation)

c. Security & rules enforcement plan (Tony Elder)

- Tony Elder presented a status on the Security & rules enforcement plan
(See presentation)

d. Governance Task Force Update (Brad McIlvain)

- Task Force has met twice – part of their efforts will focus on looking at future transition of Developer/ARB to KICA. Will begin discussions on how the Partner view that.



- We will be looking at our Governing documents – order is SC Non-Profit Act, Covenants, By-Laws, and to some extent, our policies. Task Force is starting with the SC Act since this is something we can't change and compare to Covenants, which we can change even though difficult, and then By-Laws. Phil has created a spreadsheet with the SC Act that we will use to compare to our Covenants to identify items that may need to be changed.
- At the next meeting, we will discuss community involvement and the most meaningful way to do that.
- Targeting to complete this by the end of year.

Board Comments

- Jerry M. would like to consider doing some informal style Town Hall meetings with our members to discuss issues, gain community input and share our thinking in order to build a better bond. Our goal is to improve communications and access. Look to doing this in the fall. Alex and David both agreed that this is a great idea. Will go a long way to improve transparency.
- Jerry shared that we will be meeting this Thursday with the Preserve Group to review a proposal to them and that will be shared with the Preserve membership and eventually the community.
- Brad read a statement thanking Cathy Pumphrey, a former Board member who is relocating to California. He thanked her for all of her efforts over the years in support of the Community and wished her and her family the very best.

Member Comments

- Will the Board consider opening up the KICA communications platform to members? Shannon indicated that this is still in discussion.
- Sandcastle recommendations – what problems are we trying to solve? Is this a year-round problem or seasonal? Consider implementing restrictions at different times of the year instead of the entire year.
- Member comment about Carl Ritchie's involvement in the Special Olympics. It's really nice to see KICA staff getting involved in these kinds of local activities. Also thanked Brad and the Board Outreach Committee for all their efforts in the election.



- Member expressed disappointment in not seeing an agenda item related to all the current issues associated with the Cape, clear cutting etc. There are many folks wanting to see KICA take a position and weigh in on that; and asked what was going on. Brad indicated that the Board is looking at all the issues, is aware of all the concerns and is looking at ways to take action. Shannon re-iterated that KICA has not authorized any change in construction hours.
- Member commented on Sandcastle decisions related to lineal members who have no children. She asked that it be publicized better.

With no further business, Jerry M. asked for motion to adjourn, so moved by David D. and seconded by Beth Z. Meeting was adjourned at 3:40 pm.

Respectfully submitted,

Ellen Festa, Executive Assistant

