

KIAWAH ISLAND  
**COMMUNITY**  
ASSOCIATION

**BOARD OF DIRECTORS**  
**Meeting Minutes**  
**September 12, 2022 at 1 p.m.**  
**Virtual and In-Person Meeting**

Board Members Present:

Jerry McGee, Chair  
Beth Zampino, Vice Chair  
David DeStefano, Director

Brad McIlvain, Secretary  
Alex Fernandez, Treasurer  
Amanda Mole, Developer Director

Board Members Not Present:

Lisa Mascolo

Staff Members Present:

Shannon White, COO  
Ellen Festa, Executive Assistant

Tony Elder, Director of Operations

Member Attendees: (20)

Recording of Meeting: [https://www.youtube.com/watch?v=2\\_mTUiiiDeU](https://www.youtube.com/watch?v=2_mTUiiiDeU)

**1. Member Comments – Agenda Topics**

No Comments

**2. Call to Order**

Chair Jerry McGee called the meeting of the Kiawah Island Community Association Board of Directors to order @ 1:03 p.m.

**3. Chair Comments**

Jerry announced that a Town Hall will be held on Tuesday, September 20, 2023 at 9 a.m. at the Sandcastle. This will be an informal round table to give the community a chance to make comments, ask questions and discuss issues with the Board.



#### 4. Administrative

##### a. Approval of July 11, 2022 Minutes **(VOTE)**

**Vote Passed: (6) In favor** – J. McGee, B. Zampino, B. McIlvain,  
A. Fernandez, A. Mole, D. DeStefano  
**(1) Not Present** – L. Mascolo

##### b. Ratification of e-Vote – Sandcastle dehumidifiers **(VOTE)**

**Vote Passed: (6) In favor** – J. McGee, B. Zampino, B. McIlvain,  
A. Fernandez, A. Mole, D. DeStefano  
**(1) Not Present** – L. Mascolo

##### c. Ratification of e-Vote – Employee mid-year compensation adjustments **(VOTE)**

**Vote Passed: (6) In favor** – J. McGee, B. Zampino, B. McIlvain,  
A. Fernandez, A. Mole, D. DeStefano  
**(1) Not Present** – L. Mascolo

##### d. Ratification of e-Vote – Banks re-paving project **(VOTE)**

**Vote Passed: (6) In favor** – J. McGee, B. Zampino, B. McIlvain,  
B. Fernandez, A. Mole, D. DeStefano  
**(1) Not Present** – L. Mascolo

- Brad gave a brief overview of how the e-Vote ratification process works and why we handle some votes in this manner. E-vote is used for things that are not controversial, of a timely nature, emergencies and only if there is unanimous agreement.

#### 5. Reports

##### a. COO Report – Shannon White

- We have been dealing with high levels of rainfall. Avg. annual rainfall in Charleston is 48” – we received 48% of our annual rainfall during July/Aug – normal would be 27%. Drainage systems have been handling rainfall well. Ponds are at normal levels or slightly above but within normal fluctuations. Traffic was detoured last Friday and Saturday at Governor’s and Flyway intersections where there was excessive water. Contractors were out twice to drain those areas. High water also located on Governor’s at Turtle Point maintenance. This area is very susceptible to tides and is part of Project 5 of the Flood Management project to begin in the fall. Good news is KI Parkway did not flood during this heavy rainfall period and remained passable.



## Projects

- Fall projects underway – Banks is starting 3rd and final phase of road re-paving – Curlew Court and Glossy Ibis Lane. Project will continue for 4-6 weeks.
- Contracts are now signed to begin work on adding a 2nd electronic drainage outfall gate. This gate will be on the Canvasback Pond system which is the largest water basin handling drainage on the east end of the island.
- Other projects include Rhett's Bluff drainage improvements associated with the wetland area bounded by New Settlement Road and River Marsh Lane, concrete work in Rhett's Bluff parking area and miscellaneous road and curbing repairs.
- OCRM permits are pending for the following:
  - Marsh Island walk bridge
  - Flood Management projects:
    - Project 4 – V-Gate
    - Project 5 – Governors Drive at Turtle Pt. maintenance
    - Project 6 – completion at Trumpet Creeper drainage basin

## Budget

- 2023 Budget Process is underway. Department Heads are working on their budgets now. Finance Committee will discuss budget assumptions in their upcoming meeting and will review 2023 Budget in October.

### b. Treasurer's Report - Alex Fernandez

- Comcast Contract
  - Member asked Board to research this.
  - Contract approved by Board in 2014 – long-term contract until 2026 negotiated by CCG.
  - Represents revenue to KICA totaling \$1.809M – after \$800K commission to CCG.
  - Right to use easements, but main purpose was to generate revenue for KICA – not better service to members.
  - Does not grant Comcast exclusivity, but KICA cannot market any other products to membership.



- Nothing we can do until contract ends in 2026 which was confirmed by our attorney. Between now and 2026, Board should research and consider options. Do we want to continue generating revenue or negotiate better services for membership?
- Assessments
  - On April 1<sup>st</sup>, we had \$2.6M in overdue assessments.
  - As of Sept 12, we are down to \$14,400.
  - Great job done by our Director of Finance, Dale Schoon
- CTR
  - As of August, our CTR revenue is \$2.616M – which is over our annual budgeted amount of \$2M.
- Conflict of Interest – as previously reported, 26 of the 28 people who needed to sign the Conflict of Interest policy are completed.
- Investment Manager – currently out to bid as per the FCM. Not due to performance of current manager, but to comply with policy. Finance Committee is in the final stages of that process and they will be interviewing the top 3 candidates. By the end of September, the FC should have a recommendation and they will present to the Board in October.
- Jerry M. and Brad M. complimented Alex and Dale on their stewardship of the community financial matters and cash management efforts.

## 6. New Business

### a. Capital Purchase: Approval to Replace 2 Electronic Message Boards at Main Gate

- The two digital signs at the Main Gate are in need of replacement due to failure from long term exposure to direct sunlight and outdoor elements.
- These signs are used to welcome members and guests to our island, as well as to communicate traffic and weather alerts, provide island rules education, event promotions, etc.
- Requesting approval of \$10K in unbudgeted funds to replace both signs.

**Vote Passed: (6) In favor** – J. McGee, B. Zampino, A. Fernandez,

B. McIlvain, A. Mole, D. DeStefano

**(1) Not Present** – L. Mascolo



- b. Security Task Force: Approval of additional speed devices & CCSO support
- In February 2022, the KICA Board voted to reduce speed limits on key roadways. Security also deployed high visibility speed display units and CCSO have been performing enforcement activities when daily activity permits. However, we are still experiencing speed challenges on Flyway Drive.
  - Security and Enforcement Task Force requests the Board to consider funding for the following:
    - **High visibility speed displays** - two additional high visibility speed displays to be deployed on Flyway Drive.
    - **CCSO Enforcement** - Off duty Charleston County Sheriff's Office Deputies to enforce speed limits on Flyway Drive and other areas of concern. The off duty CCSO recommendation is for a three-month trial period.
  - The funding for these additional measures totals \$14,500.

**Vote Passed: (6) In favor** – J. McGee, B. Zampino, A. Fernandez,  
B. McIlvain, A. Mole, D. DeStefano  
**(1) Not Present** – L. Mascolo

c. Amenities Task Force: Amenities Recommendations

- David D. reviewed recommendations of the Amenities Task Force.
  - Include the recommended projects into respective 2023 budgets.
  - Given the high number of 2022 projects currently underway, the best approach is to budget and schedule these projects for 2023.

d. **Presentation: BOD Pulse Poll on Island Development – Leah Burris**

- Leah Burris – Director of Communications, presented the results of the BOD Pulse Poll.
  - Good participation - over 1,500 members
  - Ranked 9 items in order of importance to the community:
    1. Increased Traffic Congestion
    2. Development Impact on Wildlife / Environment
    3. Overcrowding of Amenities
    4. Gate Access and Traffic Management
    5. ARB Transition
    6. Flood Management



7. Enforcement of Rules

8. Landscaping

9. E-Bikes

- Board requested that percentages for each category be added to the presentation.
- Board asked for KICA to consider incorporating cell phones / texts in communications to members to improve participation in these kinds of surveys.

**7. Governance Task Force Update (Brad M.)**

- Currently on target to complete by end of year. Meeting twice a month – making good progress with actively engaged members reaching consensus.
- Completed review of By-laws and identified areas of change and additions. Engaged counsel to start drafting new By-laws with our revisions and other housekeeping items. (Language, use of brackets, consistent terminology, etc.)
- Meeting with lawyers in October to review updated By-laws. Will be making recommendations to the Board later in the year.
- Corporate Records going back to 1976 that were maintained in binders have now been scanned and stored electronically on our KICA servers. In the event of damage to the Beachwalker Center, our Corporate Records are now protected. Thanks to Ellen Festa for her efforts.

**8. Board Member Comments**

- Alex commented on Pulse Survey – now that we know about members concerns, what are we going to do about Governors Club membership being grandfathered, which results in increased access to Kiawah by people that don't live here. Board needs to address this as part of increased traffic congestion concerns.
- Jerry asked Board to think about the Survey issues and how the Board can address them while maintaining a collaborative relationship with all entities involved.
- David D. stated given all the development agreements, we need to clarify some legal issues to determine what authority we do have as we look at these issues.
- Brad M. commented on 2 things that happened since the last Board meeting in July which were good. The 4-way stop sign installed at Flyway and Bufflehead intersection and the Preserve segment assessment which was resolved. Brad thanked Jerry for his



support on working together to resolve both of these issues. Members are neighbors and we should treat neighbors with respect and come together to discuss and resolve issues. These were two good resolutions and hopefully we'll continue to work together through things. David D. and Alex F. supported these comments.

## 9. Member Comments

- Member commented that they are absolutely thrilled with the dehumidifiers at the Sandcastle – thank you.
- Member asked if the Comcast contract has a performance standard in it? Alex said there is not.
- Is Allee of Oaks trail flooding going to be addressed? Shannon stated that engineers will be looking at drainage issues in that area. Member also commented on flooding on sections on Governors Drive. Shannon asked member to send her info on exact location so engineers can look at the area.
- Member asked that the end of Allee of Oaks trail be addressed. It's very muddy, very narrow and not enough space for bikes, which is heavily used. Paths between Jackstay and Forstay – need to improve these areas also.
- Member commented that the sound is wonderful.
- Member asked if Comcast contract prohibits any other competitor from providing services on the island. There's no restrictions but KICA cannot market. Asks the Board to look at the contract between now and 2026.
- Member suggested a pulse poll be done before making any changes to KICA rules and regulations.
- Member asked about a driveway on Governor's Dr. near Yellowthroat area that was done with pavers that impact leisure trail. Jerry asked the member to send the details to Tony E. so we can check the area out.
- Member asked if all Board Member Conflict of Interest forms been completed? All Board members have signed, only 3 conflicts noted - Brad and Lisa related to the Preserve and Amanda due to Partners.
- Member commented that topics around governance and the different priorities of island entities are important – very helpful to have informative communications and input with the community.



- Member asked if Governance TF is looking at issues such as Eugenia Ave. members as well as ARB. Also asked if we can we re-consider use of Rhett's Bluff for private or community events. There's a legal issue associated with it and would need 100% of Rhett's Bluff's owners to agree.
- Will Sandcastle User Group results be released to the community? Jerry stated the Board will review the proposal and then will bring it to the community once it's vetted. It's not an easy subject and he wants to ensure it's done thoroughly.
- Member commented on divisiveness of Preserve issue, the issues associated with how HR investigation was handled, the HR committee and Board involvement and timing of the release of Jimmy Bailey letter in 2021. Doesn't feel it was handled correctly and feels apologies are owed to individuals named in the investigation. Jerry stated that the entire process had nothing to do with this Board, but will take on the responsibility for what has transpired over the past year. Chair of the HR Committee was a newly elected Board member and reluctantly accepted assignment to head up the HR Investigation. There have been some difficult times and we've been trying to work through the issues and move forward.
- Board members continued the discussion on this topic.

With no further business, Jerry M. asked for motion to adjourn. So moved by Alex F. and seconded by David D. Meeting was adjourned at 3:12 pm.

Respectfully submitted,

*Ellen Festa, Executive Assistant*

