



KIAWAH ISLAND

COMMUNITY

ASSOCIATION



2023

ANNUAL REPORT

THE ASSOCIATION



KICA is a collective of full-time and part-time resident members, led by the Board of Directors and a talented staff of more than 100. We are the proud and grateful stewards of Kiawah Island.

9,264 MEMBERS

KICA welcomed 493 new community members in 2023. Our members represent nine countries, 48 states, and three territories.

4,422 PROPERTIES

171 single-family homes were under construction in 2023, in addition to the multi-family residences at The Cape.



Where Fun, Connection, and Peace of Mind Meet

KICA AMENITIES



The Sandcastle

1 SHIPWATCH ROAD

With an awe-inspiring ocean view, the Sandcastle is the ultimate destination for gathering, lounging, swimming and fitness.





Rhett’s Bluff Boat Launch
102 RHETT’S BLUFF ROAD

Eagle Point Boat Launch
222 EAGLE POINT ROAD

Cinder Creek Pavilion & Paddlesports Launch
36 BLUE HERON POND ROAD



Leisure Trails

19 miles of trails around the island, made for walking, biking and exploring.

Boardwalks

26 community boardwalks for convenient beach access.



Protecting & Nurturing Our Island Home

KICA SERVICES

Road, Trail & Boardwalk Maintenance

The association maintains 60 miles of roads, 19 miles of leisure trails and 26 boardwalks inside of the Main Gate.

Drainage Infrastructure Maintenance

The maintenance of 43 mile of stormwater drainage is one of the association's most crucial responsibilities and most significant annual investments.

Landscape & Pond Maintenance

Our 200 acres of common property land and 122 ponds are maintained by our Land and Lakes Management team.



Island Gate Access

Our security staff control access to Kiawah Island at the Main Gate and administer gate passes. KICA also operates the Vanderhorst Gate.

Security Patrols

Our 24-hour island-wide security patrol ensures public safety.

Community Stewardship

GOVERNANCE



Your neighbors, our dedicated member volunteers, guide the association's priorities and drive pertinent initiatives.

2023 Board of Directors

Jerry McGee (chair)
Beth Zampino (vice-chair)
Lisa Mascolo (treasurer)
David DeStefano (secretary)
Amanda Mole (developer director)
Alex Fernandez
Kevin Donlon

Committees

Finance Committee
Human Resources Committee
Board Outreach and Education Committee
Our World Lecture Series Planning Committee
Property Owners' Parties (POPs) Planning Committee

Task Forces

Amenities Task Force
ARB Task Force
Communication Strategies Task Force
Governance Task Force
Sandcastle User Group
Security and Enforcement Task Force



2023

Year in Review

GOVERNANCE

Comprehensive Update to KICA's By-Laws

The Governance Task Force tackled a comprehensive effort to modernize and clarify the KICA By-Laws, which had never been significantly modified since their creation in the 1970s. The by-laws were revised and presented to the community for input in February and again in June, before a final version was voted on and approved by the board in September 2023. They were officially recorded in October 2023.

[KICA's By-Law Revision Process](#)

[KICA By-Laws](#)

Review of Architectural Control

KICA and the Town of Kiawah Island joined forces to review the role and processes of the Architectural Review Board and develop recommendations for a transition of oversight away from the developer. In 2023, the task force produced two reports and sought feedback from the community on their observations and conclusions.

[Task Force Reports and 2023 Timeline](#)

[Developer Announces Beginning of Transition of ARB to KICA Control in 2024](#)



2023

Year in Review

GOVERNANCE

3,325 Acres of Conserved Marshland Conveyed to KICA

In November, the KICA board unanimously accepted the conveyance of 3,325 acres of marshland and lowlands from Kiawah Partners, all of which will be conserved in perpetuity.

[VIEW THE DETAILS](#)



2023

Year in Review

GOVERNANCE

Changes to Sandcastle Access Policies

In early 2023, after a year of analysis by KICA's Sandcastle User Group and several rounds of community input, the board approved changes to Sandcastle access policies that were simplified for clarity and adapted to reduce facility overcrowding and make access more equitable across the membership.

2023 DECISION & POLICIES

In early 2024, the new policies were modified again, following a review of data and member feedback.

2024 MODIFIED POLICIES





Member Survey

In May 2023, 3,348 community members participated in KICA's biennial survey, which assessed satisfaction with amenities and services and identified priorities for the association.

[VIEW ALL 2023 SURVEY RESULTS](#)

HIGH SATISFACTION

Sandcastle's Event/Meeting Space
and Oceanview Adult Pool

Gate Access Pass/Decal Services

Landscaping

Weekly Email Newsletter

OPPORTUNITY FOR IMPROVEMENT

Parking & Gate Access Violations,
Covenant Compliance
Enforcement

Board of Directors
Communication

Sandcastle Gym





Member Survey

Members identified three clear concerns for the KICA board of directors to examine and advocate for members' interests.

AREAS OF FOCUS

Amenities

Area Development

Traffic Congestion





Completion of 2-year Leisure Trail Widening Project

In 2023, the Allee of Oaks trail along Flyway Drive was widened to complete a five mile stretch of 10-ft wide trail from the Main Gate parallel to the Kiawah Island Parkway, Governor's Drive and down Flyway Drive.

Landmark Met on Compliance with Elevated Road Maintenance Standard

In 2022, the board of directors voted to elevate the standard of maintenance of Kiawah's roads. In 2022 and 2023, KICA repaved 67 roads in poor and fair condition elevating all roads to the standard of good or excellent.



Eagle Point Boat Launch Amenities Expansion

A new kayak launch and concrete boat wash station were installed.

MORE [SPRING PROJECTS](#)

MORE [FALL PROJECTS](#)

2023

Year in Review

ISLAND MAINTENANCE



2023

Year in Review

ISLAND MAINTENANCE

Largest Reinvestments

Drainage
\$1,621,555

Leisure Trail Resurfacing
\$640,185

Street Resurfacing
\$584,107

Bridges & Bulkheads
\$441,054

2023

Year in Review

SECURITY

2,269,320 Vehicles
Through the Main Gate

2,129,741 Vehicles in 2022
2,431,383 Vehicles in 2021

Top Five Enforcement Categories

- 1,219 Parking Violations
- 183 Towels/Beach Gear Left Outside & More
- 133 Home Maintenance Violations
- 98 Gate Pass Violations
- 83 Trailer at Residence Violations



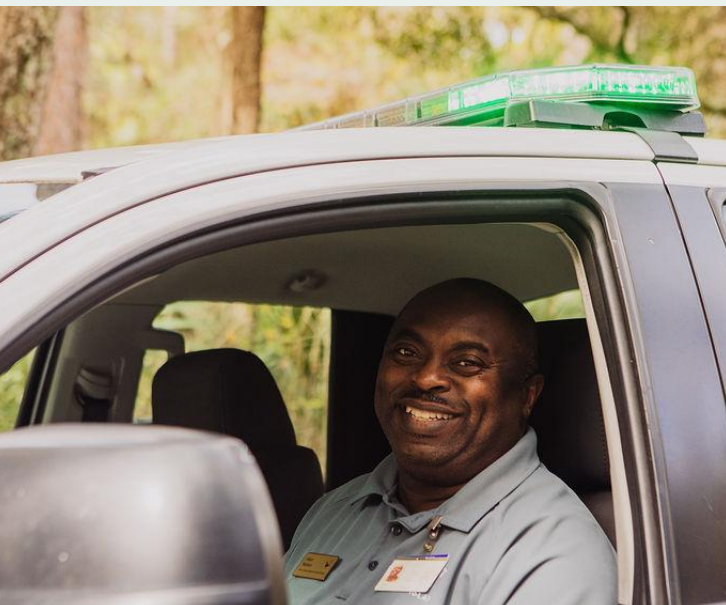
More Security Patrols

In 2023, the Security department added a new patrol officer to increase the association's 24-hour security patrol and enforcement services. In addition, patrol expanded to the leisure trails with a part-time bicycle patrol officer.

Main Gate Traffic Congestion Improvements

In 2023, KICA worked with the Town of Kiawah Island to relieve congestion at the Main Gate. (The town owns the roads outside of the Main Gate, and the Beachwalker Road intersection. KICA manages gate services.)

The town increased traffic officer assistance at peak times to wave traffic through the Beachwalker intersection, resulting in a notable reduction in inbound traffic backups. After KICA successfully demonstrated a more optimal outbound traffic pattern due to a temporary road maintenance project at the Main Gate, the outbound stop sign was removed and the town maintained the modified Beachwalker intersection traffic pattern. These changes essentially eliminated outbound traffic congestion at the Main Gate.





2023

Year in Review

FINANCE

Financial Stewardship

KICA's Finance Committee, made up of Kiawah owners with financial expertise, the board treasurer and the director of Finance, consults on association finances and makes recommendations to the board of directors.

[2023 DRAFT AUDITED FINANCIALS](#)

[2023 FINANCE REPORT](#)

[2024 BUDGET](#)

[KICA FINANCE OVERVIEW](#)

Largest Revenues

Annual Member Assessments
\$13,784,000

\$11,985,000 Operating Fund; \$1,799,000 Reserve Fund

Transaction Fee on Real Estate Sales
(Contributions to Reserves - CTR)
\$3,232,000

\$2,747,000 Reserve Fund; \$485,000 Operating Fund

Gate Access Fees
\$2,325,000

\$1,976,000 Reserve Fund; \$349,000 Operating Fund

Largest Operating Expense Areas

General and Administrative
\$4,314,000

Security
\$2,945,000

Land & Lakes Management
\$2,923,000

Sandcastle & Boating Facilities
\$2,328,000

2023

Year in Review

SEVERE WEATHER

Tropical Storm Idalia

AUGUST 30, 2023

Tropical Storm Idalia passed over the island with wind gusts topping 53 mph and rainfall of up to 4 inches in some areas. The storm coincided with an astronomically high tide (over 7 feet, in addition to 2.35 ft of storm surge inundation), causing flooding and the closure of several island roadways. The storm eroded Kiawah's beach about 10 feet on the east end of the island and up to 50 feet on the east end of the island (see map).

[VIEW RECAP](#)



Nor'easter

DECEMBER 17, 2023

A Nor'easter storm caught forecasters and the community off guard with an unprecedented high tide that caused significant coastal flooding. The predicted 6.2-foot midday high tide was recorded at 9.96 feet. This was the highest non-tropical tide in Charleston's history, and it caused flash flooding throughout Kiawah.

[VIEW RECAP](#)

2023

Year in Review

EVENTS: CELEBRATE KIAWAH



2023

Year in Review

EVENTS: WINE TASTING



2023

Year in Review

EVENTS: OYSTER ROAST



2023

Year in Review

EVENTS: HOLIDAY SOCIAL

