

KIAWAH ISLAND  
**COMMUNITY**  
ASSOCIATION

**BOARD OF DIRECTORS**

**Meeting Minutes**

**July 8, 2024 at 3 p.m.**

**Virtual and In-Person Meeting**

Board Members Present:

Kevin Donlon, Chair

Dwight Williams, Vice Chair

Lisa Mascolo, Treasurer

Paul Hennessy, Secretary

David DeStefano, Director

Cherie Gallagher, Director

Amanda Mole, Developer Director

Staff Members Present: Shannon White – COO, Tony Elder – Director of Ops,  
Dale Schoon - Director of Finance, Ellen Festa – Executive Assistant

Member Attendees: (12 In Person / 13 Virtual)

Recording of Meeting: <https://www.youtube.com/watch?v=t5XJZOY-iD4>

**1. Call to Order**

Chair Kevin Donlon called the meeting of the Kiawah Island Community Association Board of Directors to order @ 2:59 p.m. Changing the agenda and will start with Chair Comments and turn the floor over to Paul Hennessy.

Paul Hennessy commented on a member communication he received raising the question about whether he is a member of the Association or even a Board member as it relates to ownership of his home which is in a Trust. We're getting legal advice to determine definitively whether Paul is a member or not. There are broader implications beyond Paul, related to who is a member. The Member issue needs to be addressed overall. Under the circumstances, Paul has decided not to vote on any matter (including today's Amendment vote) until this issue is resolved and he wanted to make everyone aware.

Kevin D. wanted to highlight two things: 1) this relates to a technical definition that's arising in the new version of our By-Laws which is now under review by Legal Counsel. We've been



happy working with Paul, and he's done quite a bit of work on behalf of the membership. 2) This issue is not just related to Paul, this could affect many other property owners here on Kiawah. We're doing some work on that and hope to report back in a couple of weeks.

## 2. Member Comments – Agenda Topics

Member Lance Spencer: Thanks to the Task Force on the work they've done. Commented on Type E and ARB amendments and their importance to the community.

Member Philip Mancusi-Ungaro: Comments on "Trust" issue. Commented on % Majority needed to reach quorum – it is high. Raised the issue of asking for member input on a topic before the Board discusses it. Feels Amendments are being rushed and to please look at his email to the Board with additional comments.

Member Alex Fernandez: Applaud Paul for his transparency. Commented on Rules and Regulations amendment and authority of Board to fine and file liens. Feels Amendment should be limited to fines related to property issues only.

Member Carol Medendorp: No Parking signs on Eugenia Ave. say, "No Residential Parking". Suggests they just say, "No Beach Parking".

Member Todd Boney: Asked what is the Resorts position on the Amendments? Feels we should highlight the % of votes the Partners and Resort have to the community. Delete veto rights of Developer in the Covenants. Article VII – gave away right to Common Properties. Asked about references in Article II to Master Development Plan, Property Buyers Guide etc. which are old documents. Do we as an Association know or understand or have an index to what those current documents are?

Kevin D. said these are probably outdated documents – could be looked at in the second review of the Covenants.

Shannon W. provided info on the vote %. Type A membership holds approximately 87% of the vote, more than enough to pass any covenant amendments.

## 4. Administrative

### a. Announcement of Votes in Executive Session

At the Executive Session earlier today on July 8:



- Approved June 3, 2024 Exec Session Minutes
- Board Outreach Committee – Board voted to continue the Committee with the existing team and will extend the term of Larry Hitchcock for one year.

**b. Approval of Minutes**

- i. Kevin asked for a motion to approve the June 3, 2024 minutes. So moved by Lisa M., seconded by David D.

**Vote Passed: (6) In favor**

K. Donlon, D. Williams, L. Mascolo, A. Mole,  
D. DeStefano, C. Gallagher

**(1) Abstain:** P. Hennessy

**5. Reports**

**a. Presentation on Permeable Materials – Patrea St. John**

Patrea St. John, TOKI Planner/Landscape and Tree Specialist gave a presentation on the use and cost effectiveness of permeable materials such as pavers, gravel and porous concrete that can be used in applications instead of concrete. These permeable solutions help support drainage issues and water runoff on the island.

**b. COO Report – Shannon White**

**July 4<sup>th</sup> Holiday Week**

**Security**

It was another busy July 4<sup>th</sup> weekend – Security was incredibly busy. Welcomed 38,000+ vehicles through the main gate from July 3-6. Busiest day was July 3 with over 10,000 vehicles through the gate. Security Patrol was also busy with 144 interactions, the majority were parking related.

**Sandcastle**

Sandcastle was also busy through the period of July 2-5 with 3,400 people welcomed to the facility with the highest day being July 4 with over 1,000.

**KICA Member Welcome Packet**



In late 2023 and early 2024, KICA Communications team revised new member welcome packet, which hadn't been updated in several years. The goals were to:

- Upgrade our member experience
- Improve our communications
- Streamline our messaging

Communications redesigned/streamlined our processes and information - significant improvements to our member onboarding experience. Providing you with a copy of our new member packet today.

### **Kiawah Cares Foundation**

Founded in 2012, the Kiawah Cares Foundation is a 501(c)3. Mission is to support our neighbors on Johns and Wadmalaw Islands through facilitating impactful educational programs and humanitarian aid. Kiawah Cares partners with charitable organizations, faith-based organizations, schools and businesses to create opportunity, improve daily life and contribute to community outreach initiatives. Primarily work to support education, health, housing, hunger, and exposure to arts and recreation.

Highlighted Angel Oak Owlventure Summer Camp and Made with Love, as initiatives running under Kiawah Cares. Also highlighted organizations supported by Kiawah Cares in the last year.

Kiawah Cares is supported by KICA by one-half of an employee, who provides administrative support. Communications does a monthly newsletter on behalf of the organization. Accounting, insurance, tax filings and bank accounts are all separate from KICA.

### **c. Finance Report – Lisa Mascolo / Dale Schoon**

- Dale S. reported on CTR: YTD: \$2.6M on a \$4M budget. Cape is \$1.1M YTD with 16 closings remaining.



- Joint Member Fees are being reviewed by a sub-group of the Finance Committee. There are 957 joint households but the Finance Committee is not inclined to make any change in this policy. Actually feel it could be more.
- Cook St. reduced the Administrative fee on Designated Cash Fund from 0.25% to 0.10%
- Legal Fees YTD total \$154K. 60% of that is related to Captain Sam's.

**d. Security & Enforcement Committee Update – David DeStefano**

Committee met last month. There's been a lot of focus on Gate and Island Access and that is one of the priorities of this Committee. We are working with Resort IT to look at ways to handle this matter. It's a lot of work and we're looking at not only technical aspects but signage aspects as well. We hope to have an agreement with the Resort on some kind of reservation policy to eliminate anyone just coming to the front gate and saying I'm going here or there. Resort agrees this needs to be addressed. Also want to mention that the new QR signs at the front gate are working.

**e. Signage Update – Tony Elder**

Regime signage – Working with ARB on neighborhood signs - 13 are updated, 8 have no plans to make any changes. The others are working to remove or replace. We have 11 Custom signs - 7 are complete. There are 4 neighborhood signs at Ocean Park, Rhett's Bluff, Preserve and Royal Beach, which are KICA's. Decision needs to be made on these. Working with the Ocean Park HOA on theirs. Looking to replace 2 tower signs - \$55K which will be added to next year's budget. Resort has 12 signs – 4 are complete, 8 are not. Have ARB approval on 4 and are on order. Remainder will be removed. Working on new fishing signs and new parking sign frames in the Eugenia area.

Kevin D. asked if we can summarize and get budget figures for next year for the KICA signs and then determine what to do.

**6. Old Business**

**a. Covenant Amendments**

Paul Hennessy provided a presentation on the four (4) proposed Covenants Amendments and the process and approach that's been taken including, the timing, how community



feedback has been incorporated, legal review. Paul then summarized each amendment being proposed, the background and impact of each. Paul also reviewed the timeline of the vote.

Lisa M. commented on the amount of work that's been done. It's been a herculean effort and the comments and feedback received has been good and thoughtful and the incorporation of that has been appropriate. It's what we're elected to do, to listen and hear what the membership is saying and do the people's business.

Paul H. also stated that they have received a lot of additional feedback that we will evaluate and make additional changes as appropriate.

- i. Lisa M. made a motion to send the Developer's Board Seat & Type E Member Amendment #11 to the Membership for vote with the caveat that we will evaluate additional feedback and make appropriate changes to the language if the Board sees fit. Seconded by Cherie G.

Board Comments: We will have time between now and when the vote opens in September to make changes based on input received.

**Vote Passed: (5) In favor**

K. Donlon, D. Williams, L. Mascolo,

D. DeStefano, C. Gallagher

**(1) Against:** A. Mole

**(1) Abstain:** P. Hennessy

- ii. Amanda M. made a motion to send the Architectural Control Authority Amendment #12 to the Membership for vote with the caveat that we will evaluate additional feedback and make appropriate changes to the language if the Board sees fit. Seconded by Lisa M.

**Vote Passed: (6) In favor**

K. Donlon, D. Williams, L. Mascolo, A. Mole,

D. DeStefano, C. Gallagher

**(1) Abstain:** P. Hennessy



- iii. Cherie G. made a motion to send the Rules, Regulations and Enforcement Amendment #13 to the Membership for vote with the caveat that we will evaluate additional feedback and make appropriate changes to the language if the Board sees fit. Seconded by Dwight W.

**Vote Passed: (6) In favor**

K. Donlon, D. Williams, L. Mascolo, A. Mole,  
D. DeStefano, C. Gallagher

**(1) Abstain:** P. Hennessy

- iv. David D. made a motion to send the Administrative Changes & Notice Amendment #14 to the Membership for vote with the caveat that we will evaluate additional feedback and make appropriate changes to the language if the Board sees fit. Seconded by Lisa M.

**Vote Passed: (6) In favor**

K. Donlon, D. Williams, L. Mascolo, A. Mole,  
D. DeStefano, C. Gallagher

**(1) Abstain:** P. Hennessy

**b. Update to Reserve Fund IPS**

Lisa M. reviewed a change being made to the Reserve Fund IPS with respect to “Over the Counter” which are prohibited. We’re making an exception for ADRs - American Depository Receipts. This was flagged by our Cook St. Morgan Stanley team. Lisa M. made a motion to make this redline change to the Reserve Fund IPS, seconded by David D.

**Vote Passed: (6) In favor**

K. Donlon, D. Williams, L. Mascolo, A. Mole,  
D. DeStefano, C. Gallagher

**(1) Abstain:** P. Hennessy

**7. New Business**

**a. Review & Acceptance of 2023 Tax Return and Amended 2022 Tax Return**

Lisa M. commented that both documents have been reviewed and unanimously recommended for approval by the Finance Committee. Lisa M. made a motion for the Board to approve the 2023 Tax Return and Amended 2022 Tax Return so they can be filed, seconded by Cherie G.

**Vote Passed: (6) In favor**



K. Donlon, D. Williams, L. Mascolo, A. Mole,  
D. DeStefano, C. Gallagher  
**(1) Abstain:** P. Hennessy

**b. Operating Cash IPS – New Policy**

Lisa M. stated that we will now have 3 separate IPS statements for Designated Cash, Operating Cash and Reserve. This new IPS was created by the Finance Committee and is unanimously supported and recommended for approval. Lisa M. asked for a motion to approve the new Operating Cash IPS. So moved by Kevin D., seconded by David D.

**Vote Passed: (6) In favor**

K. Donlon, D. Williams, L. Mascolo, A. Mole,  
D. DeStefano, C. Gallagher  
**(1) Abstain:** P. Hennessy

**c. Reaffirm Ban on Low Speed Vehicles – Shannon White**

Back in 2020 the Board passed a rule banning Low Speed Vehicles on the Island. The 2020 Rules and Regs were not recorded in Charleston County but are posted on our KICA website. We're asking for the Board to re-affirm this rule and continue the ban on LSVs. So moved by David D., seconded by Lisa M.

**Vote Passed: (6) In favor**

K. Donlon, D. Williams, L. Mascolo, A. Mole,  
D. DeStefano, C. Gallagher  
**(1) Abstain:** P. Hennessy

**8. Board Member Comments**

Cherie G. commented on the Amenities Committee. Announced members of the Committee:

1 Year Term: Larry Fieroh, Theresa Abernathy and Debbie Perelmuter

2 Year Term: Rob Glass, Bob Munczinski, Karen Berner

3 Year Term: Matt McFee, Bob Martineau, Marge White

Next Meeting is July 16, we're doing a lot of data gathering and doing some comparisons with similar communities. Plan to look at historical survey data, economics and compare to see if our





amenities have kept up. The focus is not on services, but more physical such as buildings, recreational opportunities and where we can do this.

## 9. Member Comments

Member Alex Fernandez: Don't underestimate the ability to achieve quorum for amendment votes, historically has always been close in reaching the percentages. Commented on challenges in collecting parking fines for renters – hard to collect. Doesn't believe Board should have unlimited power to fine. Thank you to Dave D. for his work on getting the QR Code signage in the right lane – traffic backup has been reduced.

Member Philip Mancusi-Ungaro: Commented on e-Bikes and need to do more outreach about not allowing e-Bikes on the Island. Agrees that quorum % will be a challenge. Believes a workshop with the community is important to generate more interest in the changes being proposed.

Member Lance Spencer: Consider owner accountability - no one goes beyond gate without an owner sponsor, whether a renter, contractor etc.

Kevin asked for a motion to adjourn. So moved by David D., seconded by Lisa M. Meeting adjourned at 4:46 p.m.

Respectfully submitted,

*Ellen Festa, Executive Assistant*

