

KIAWAH ISLAND
COMMUNITY
ASSOCIATION

2025 KICA BOARD CANDIDATE

Tim Hazel

KIAWAH PROPERTY

Single-Family Home on Governors Drive

Part-Time Resident (also resides in Pittsburgh, PA)

KICA Member Since 2012

KIAWAH AFFILIATIONS

PreserveKiawah Member

Kiawah Island Club Member

Governor's Club Member



EMAIL

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PROFESSIONAL WORK HISTORY & EDUCATION

I am an experienced attorney with over 33 years of experience in commercial real estate, corporate law, and risk management. As a partner at Pietragallo Gordon Alfano Bosick & Raspanti, LLP, I represent commercial entities, municipalities, and private individuals in real estate transactions, development projects, planned community and HOA/COA structuring and compliance, corporate structuring, construction project documentation and disputes, compliance with Pennsylvania Real Estate Commission regulations, and project financing. My background includes serving as in-house



General Counsel for Stark Enterprises, Millcraft Investments/Piatt Companies, Millcraft Financial Services, LLC, Piatt Sotheby's International Realty, and Cornerstone Insurance Advisors. In these roles, I oversaw legal, risk management, insurance, and compliance for diverse billion-dollar real estate portfolios, general contracting businesses, licensed real estate brokerages, licensed property and casualty insurance operations, and licensed real estate title insurance operations. I hold a J.D. from Duquesne University School of Law and a B.S. in Business Administration from John Carroll University. I am currently licensed to practice law in Pennsylvania and Ohio. Additionally, I teach real estate courses as a Pennsylvania Real Estate Commission-certified real estate instructor and have previously been licensed as a property and casualty insurance producer, title insurance agent, and real estate broker.

COMMUNITY OR BOARD LEADERSHIP EXPERIENCE

I served as Board Chair of the Allegheny County Board of Property Assessment Appeals and Review where for more than twelve years I oversaw real property assessment and appeal cases and acted as a liaison to the County Council. My role required a comprehensive understanding of property rights, real estate valuation and appraisal standards, local and Commonwealth regulations, relevant case law, and a commitment to transparent and fair processes. I managed community-related decisions and provided guidance on property assessments, ensuring compliance with regional policies while respecting stakeholder interests. As an experienced legal professional, I regularly represent developers, homeowners, property management companies, and community boards in all matters related to homeowner associations, condominium associations, and planned communities. My work includes the formation, structuring, and governance of these entities, as well as resolving disputes that may arise. I have diverse in-depth experience drafting and reviewing community declarations, covenants, rules, and regulations to ensure compliance with applicable laws. My background also involves advising boards on best practices for governance and navigating complex legal and regulatory challenges. My seasoned experience in leadership and regulatory oversight has equipped me with the skills to address complex, community-driven challenges. I am well-prepared to contribute to KICA's mission by fostering responsible governance and inclusivity within Kiawah Island's unique community.



VISION

My vision for KICA is a member-centered organization that preserves the island's beauty, prioritizes community wellbeing, and anticipates future needs through innovation and sustainable practices. I see KICA as a bridge between maintaining Kiawah Island's natural environment and embracing progressive infrastructure improvements. I believe that sustainable growth, community involvement, and eco-friendly practices are key to a resilient Kiawah. My vision includes creating transparent, open lines of communication with members, addressing their concerns, and supporting development that honors the island's unique characteristics. I am committed to guiding KICA toward a balanced, long-term vision that enhances the quality of life for all residents and future generations.

KEY ISSUES

I am passionate about sustainable development, member engagement, effective transparent governance, and the implementation of best governance practices. I believe in fostering stronger collaboration between KICA and the Town of Kiawah Island in land development and planning oversight, including securing a "seat" at the table when developers negotiate development agreements. This partnership would ensure that development aligns with land use regulations, sustainability goals and respects the island's unique ecosystems.

Equally, I value open communication and member involvement, recognizing that an informed, engaged membership strengthens community bonds and trust. Additionally, I am committed to addressing fiscal responsibility and strategic planning within KICA's operations. My goal is to represent members' voices in policy decisions, advocate for transparent financial management, and support initiatives that balance growth with Kiawah's distinct environmental and cultural identity.

VALUE TO THE BOARD/COMMUNITY

Given my professional experience, I am deeply familiar with the unique needs and challenges faced by community associations, and I am committed to applying my expertise to contribute meaningfully to the Kiawah Island Community Association Board. I bring substantial expertise in real estate law, land use development and planning, strategic planning, and community governance, making me well-suited to address KICA's legal, financial, and environmental challenges. I have a deep



understanding of regulatory compliance, property management, and conflict resolution, equipping me to handle Kiawah's unique needs. I would focus on enhancing member trust through transparent decision-making, improving sustainability practices, and balancing development with conservation. I aim to foster member engagement, ensuring voices across Kiawah are represented in KICA's planning and initiatives. My extensive experience in both legal and community roles positions me to guide Kiawah Island with foresight, responsibility, and dedication.

