

# Board of Directors Meeting Minutes

February 10, 2025 at 3 p.m.

Beachwalker Center and Virtual

Directors Present:

Kevin Donlon (Chair), Dwight Williams (Vice-chair), Lisa Mascolo (Treasurer), Paul Hennessy (Secretary), Cherie Gallagher, David DeStefano, Amanada Mole (Developer Director)

Staff Present:

Jody Forrest (Director of Ops), Dale Schoon (Director of Finance), Sarah Bond (Director of HR)

Members Present:

20 members in person; 18 members online

## **1. Call to Order:**

Chair Kevin Donlon called the meeting of the Kiawah Island Community Association Board of Directors to order at 3 pm.

## **2. Chair Comments – Kevin Donlon**

Kevin said that Shannon White is not with us today due to the passing of her father – our thoughts and prayers are with her and her family. KICA and Kiawah Partners will be meeting tomorrow, February 11 to kick off discussions on the ARB Transition. Kevin also said if you haven't voted, please vote – vote closes on Thursday and we're trying to hit a quorum of 60%.

## **3. Member Comments on Agenda Topics:**



Member Jim McDonald: Read a statement for the Public Record regarding Rhett's Bluff boat storage. He spoke on behalf of many Rhett's Bluff property owners. If any action is taken or future promotion of boat storage at Rhett's Bluff, a lawsuit will happen. If any action is taken, this violates the Order of the Court in a previous dispute KICA that applies its findings to ANY future efforts to attempt to promote uses beyond the Courts decision on Summary Judgment several years ago.

Member Phil Mancusi-Ungaro: Commented on lack of information provided on 4 agenda topics for today's meeting. Rules and Regs – need a clear definition of medical exception for personal mobility devices. Commented on the topic of strict liability language in the document.

Member Debby Perelmuter: Comments on Personal Mobility devices and thank you for including this terminology. Need an exemption for electric wheelchairs and scooters. How will exemption be provided and identified.

Member Eniko Nikolas: Comments on Sandcastle Adult pool access – homeowners should be given the option to have the best access, for ex: sign up early in the day. Need to control saving chairs with towels. Additional spaces in the parking lot still needs to be looked at.

#### **4. Administrative**

##### **a. Announcement of Votes in Executive Session**

There were no Votes taken at the Executive Session earlier today. Approval of January 6, 2025 minutes were postponed due to pending revisions.

##### **b. Approval of Minutes**

- i. Kevin asked for a motion to approve the January 6, 2025 minutes. So moved by Lisa M., seconded by David D.

##### **Vote Passed: (7) In favor**

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

#### **5. Reports**

##### **a. COO Report – Jody Forrest, Director of Ops**



We are pleased to announce that after a nationwide search, Adam Shubsda, has been selected as the new Director of Safety and Security. I'd like to personally thank Dwight for his time and energy in the review and selection process. We look forward to Adam starting with us in early March.

Since our last board meeting, we endured Winter Storm Enzo on January 21st. We are extremely grateful for the team that remained on the island to help secure and recover from the impacts of the storm. Working with Dept Heads we prepared an after-action report following the storm. While we feel the majority of the response went well, there were lessons learned and improvements that will be made to our winter emergency response plan:

- Importantly we will increase the frequency of communication to residents, staff, partners and commercial entities. We will work to communicate in a standardized cadence of twice per day unless otherwise necessary due to emergent needs.
- We have identified equipment that can be added to KICA's 4-wheel drive vehicles to assist in clearing efforts, specifically around driveways and smaller side areas.
- We had a significant number of Safety and Security staff that remained on the island throughout the storm. In the future, we will also ask Land Management staff to remain on island for a snow event since they house the majority of recovery equipment. We were fortunate that the Director of Land and Lakes, Doug Walter was able to make it onto the island to provide support.
- Brining was accomplished in advance of the event and worked well to assist in egress though the effort did not have long term benefits given the intensity of the storm.
- We will be looking into establishing a contract for salting after the fact if the equipment purchase is not feasible.

Lisa M. asked if equipment means we'll have a plow sitting somewhere in a closet? Jody indicated that's the plan – hopefully we'll never have to use it.

Paul H. asked if we are collaborating with TOKI to work together in these unusual situations. Will we use the Storm Reserve money for Enzo?

Jody said he was pleased with the collaboration with TOKI and will look into contracts that blur the line between the Town and KICA roads during these types of unusual situations. The expenses for the storm were around \$40-50K so doesn't feel we will need to tap into the Reserve unless the Board feels otherwise.

## **b. Finance Report – Dale Schoon – Director of Finance**



Lisa M. commented on the Maximum Annual Assessment issue and clarified. The MAA and the AA are two different numbers. The MAA is a number / cap – not a %. Annual Assessment can be anywhere from 0 – 200%. She encourages everyone to read the Covenants. The Maximum Annual Assessment clarification will be published in plain language in next Friday’s weekly newsletter.

Dale Schoon provided an update. Finance Committee met last week with Cook St. – our Investment manager – overall performance for 2024 was 7.7%. Assessments are 85% collected vs. 78% collected at the same time last year. Audit is progressing and we’ve got a clean audit so far.

Paul H. commented on Investment Policy for MR&R. He has huge respect for the Finance Committee but feels 40% in equities is inappropriate and stated that he voted against it. He feels the Board should acknowledge and accept our allocation and provide quarterly affirmation of those allocations.

Lisa M. thinks quarterly is overkill. It’s what we’re paying Cook St. to do. Perhaps IPS ratification vs. allocation affirmation

**c. 2025 Election Update**

Paul H. we’re making progress, staff has done a great job communicating, the regime council has done a great job communicating with their regimes. 60% quorum is achievable and continues to encourage everyone to participate. Cherie thanked Leah and the Communications team for all their work on this.

**d. Amenities Committee**

Cherie started off by saying we’ll be doing a survey in 2025 to ask the Community what their priorities are. Amy Cook, Director of Sandcastle provided a 2024 Sandcastle Wrap-up. Highlights included statistics on check-ins, pool and gym usage, fitness class attendance, extended access gym hours. New grille caterer, Crystal Coast was a success. Amy highlighted many planned upcoming events for Spring and Summer. (See Board Packet for details)

**6. Old Business**

**a. Discussion on Revised KICA Rules and Regulations**



Paul Hennessy gave an update. Plan is to have a final draft to the Community before Board takes a vote, hopefully at the March 17 Board Meeting. Paul highlighted some of the changes:

- Conflict with higher laws – higher laws will rule.
- Personal Mobility Devices

Discussion: Lisa M. asked how do you make it safe and how do you enforce?

Dwight W. said community feedback is still against e-Bikes. How to enforce is still the biggest challenge. Paul H. said there would be a registration process – for the individual, not the device. Enforcement will always be a challenge but we need to consider our again or medically challenged population.

- Business in a home – minor changes to terminology
  - David D. commented that per Town law, you can't have pedestrian and vehicular traffic for home businesses. Paul said we will change to include applicable Town law.

Kevin D. said when this is presented to the Board to vote in any changes, do we vote in sections or in whole. Use of motions to change.

## 7. New Business

### a. Kiawah Partners – MOU Modification Discussion – Amanda Mole

Amanda provided an update. Court order has been signed. Cape Club is to open in April however, turnaround access from Beachwalker will not be ready until August or September. Need a Temporary Certificate of Occupancy from TOKI. The modification is a temporary waiver of the parking plan in order to open.

Kevin D. asked Jody to have Communications make the MOU document available to the public for feedback. Hoping to vote on this before March 17 - we'll wait to see what feedback we get.

Cherie G. commented that any extra traffic on Duneside will be temporary.

Court Agreement has been made public and is on TOKI website.

David D. was pleased to see reduced parking on Duneside. Granting this temporary access is a win-win.

### b. Member Portal – Dwight Williams

Dwight raised the issue of having KICA's board meetings posted on a public YouTube channel for anyone in the world to access. In today's environment this is not a good place to be. Suggests we move our meetings to a secure site that is only available to



Members. See how that works first and then see if more restrictions are needed. This is not a unique thing to do.

**c. Amenities Committee – Cherie Gallagher**

i. Updates to Sandcastle Access Policies

Cherie G. reviewed the recommended changes to the Sandcastle Access rules. They are:

- Change age for gym access from 18 to 16 years old
- Gym – allow (1) accompanied guest – 16 years or older
- Adult pool – 2 guests per day, everyday (No more time restrictions)
- No unaccompanied guests at the Adult Pool

Cherie said she has talked with Roger Warren (KIGR) about use of the lot near West Beach for overflow SC parking. He's not against the idea, but there are a lot of variables involved in doing this, parking variances, etc.

Lisa M. commented that these items are all related to Community feedback that has been received.

ii. Rhett's Bluff Temporary Boat Storage

Cherie said the Committee is not pursuing additional kayak facilities at Rhett's Bluff, too dangerous due to river currents. She reviewed the suggested plan for the temporary or overnight boat parking proposal at Rhett's Bluff. Declaratory Judgement states that the area can be used for boating facilities, launching and related uses. Would be for Members only and a user fee would be charged.

David D. commented that the lawsuit was a declaratory judgement wasn't specific on what can or can't be put there. It wasn't a court decision.

Dwight W. asked where does this fall on the priority list of the Community.

Kevin D. clarified that we currently allow this during the day, this just allows overnight parking or multiple days.

Cherie finished by saying the Amenities Committee continues to look at expanding amenities, but everything is expensive. She says it every meeting, any additional amenities are going to cost money.

**d. Ocean Park HOA Discussion**

Kevin provided an overview of the request by the Ocean Park HOA to have KICA subsidize the Ocean Park segment assessment similar to what the Preserve currently has.



A 30% KICA subsidy of the Preserve segment assessment was approved by the Board in July of 2022. Ocean Park is requesting that KICA do the same. Kevin stated that this is the start of the discussion process. KICA needs a consistent policy for segment assessments and subsidies for Ocean Park and any other neighborhoods. The Board needs to look at this overall policy.

## **8. Board Member Comments**

### **9. Member Comments – Any KICA Topic**

Member Jim McDonald: Comments on Rhetts Bluff boat storage. There was no discussion on number of boats or size. What happens in a storm? Is this really a need? Consider improving green space.

Member Phil Mancusi-Ungaro: Commented on boat storage – consider allowing boat storage at homes. Commented on quorum % and continued use of Executive Sessions. Would have liked to have seen additional information prior to the discussion about Member Portal.

Member Randy Cowl: Commented on boat storage and being used by non-members. Cherie reiterated it would be for Members only.

Members Paul Curth and Peter Max: Commented on multiple items related to Ocean Park such as: Nature and cost of KICA Services, condition of Ocean Park roads. They reviewed a timeline of communications with KICA on all these issues including request for information from Accounting on water expenses, mulch, pinestraw etc. Asks that the Board consider formation of a Task Force to look at Ocean Park segment assessment and financials etc.

Kevin D. and Lisa M. commented that first KICA needs a policy for all neighborhoods as it relates to segment assessments. The Board will look at creating this policy.

Member David O’Leary: Thanks for paving the area near Cinder Creek. Curbing issues remain on Cinder Creek near Blue Heron Pond on right side of road. Curb drop off is a dangerous condition, concerns about Liability. Discussed with Shannon but is Board aware? Kevin said he will follow up with Jody and Shannon on status.



**10. Adjourn**

Kevin D. asked for a motion to adjourn. So moved by Lisa M., seconded by David D.  
Meeting was adjourned at 5:18 pm.

Respectfully submitted,

Ellen Festa

Executive Assistant to the COO

