

KIAWAH PROPERTY OWNERS GROUP, INC.  
BOARD OF DIRECTORS MEETING, FEBRUARY 4, 2009

The regular monthly meeting of the Kiawah Property Owners Group (KPOG) was held at the Sandcastle on Wednesday, February 4, 2009 starting at 9:05AM. All members of the Board were in attendance including Bob Oakman who joined the meeting via tele- conferencing. Also in attendance were TALK Editor Barbara Winslow, Past President Diane Lehder, Data Manager/Membership Chair Kathy Heikes, as well as member guests Laurie Burpee and Wendy Kulick

Following the approval of the January minutes Treasurer Pete Silveston reported that we had \$2,353 in our checking account, \$35,245 in savings, \$95,000 in a CD at Southcoast Bank and \$58,040 in a CD at BB&T.

Kathy Heikes, in her role as Membership Chair, informed the Board that we ended the year at 2078 members – an all time record. She also stated that we now had 314 participants for the FYI Alert System. Although we have just started to solicit memberships for the new fiscal year we already have 1414 sign up thus far. She indicated that this is a very positive beginning so early in the year.

Bob Oakman advised the Board (after the meeting) that the traffic count was down significantly vs. the same period last year. At the Main Gate the figure dropped by 16% while at the V-Gate the decline was 9.6%. The decreases he attributed to fewer tourists and a drop in the number of contractor vehicles coming onto the island.

It was reported by Kathy Heikes that an end is near in the dispute with V-Soft double billing us for a certain period in 2008. She expects the confusion to be resolved shortly.

#### OLD BUSINESS

Roads: There was little to report on this subject other than various entities continue to hold hearings or sponsor forums on the subject.

Freedom of Information (FOI): Arie de Zanger informed the Board that he had a luncheon with the TOKI's Mayor in an attempt to resolve the ongoing issue of the town failing to comply with the act. Arie informed the mayor as to our position on the issue and gave him two alternatives to consider bringing this issue to a close. The mayor indicated that he would go back to Town Council and see if one of our alternatives was acceptable. As of the date of this meeting no reply has been forthcoming.

Parking at the Ocean Course & Beach Access: It would appear that the resort has agreed to provide 30 beach access parking spaces at the Ocean Course Club House with the understanding that these spaces would not be available

during golf tournaments or special events. The only obstacle to bringing this issue to a close is defining a route to the beach from the parking area. Right now the only access would be by walking through the practice round area.

Resort Development Agreement: The next step is likely a plan from KICA on how to deal with the West Beach/Inn issue.

Bike Path to Freshfields: It was reported that the permit for the path is now in hand. KDP has hired Thomas & Hutton Engineering to draw up some plans. An issue which could delay the project is the fact that Berkeley Electric is going to be installing a new main power cable to our island which will be routed under the bridge crossing the Kiawah River.

New Town Zoning Map: According to Diane Ledher the resort is unhappy with some of the proposed updates to the TOKI zoning map. Evidently the resort had made several suggested changes, all of which save one were not adopted by council on the proposed new map. Wendy Kulick also told the Board that there were five changes to the map that nobody seems to be able to indentify what they are.

Bike Path on Governors Drive: Ron Ritchie informed the Board that KICA is in the process of developing plans to go out for bid on the proposed elevated bike path crossing Cinder Creek. The fact that bicyclists now have to get onto to Governors Drive to cross this area has been identified as a serious potential safety hazard. The initial designs for the bike path have not been greeted with much enthusiasm by KICA's Major Repair & Replacement Committee given the fact that the elevation of the path would block the view looking south over the creek from Governors Drive.

History & Finance Advisory Committees: Both committees report that their efforts are proceeding.

Mornings with Joe: At the January meeting, attended by six property owners, the question was raised as to how much money KICA spent to promote the Parcel 23 referendum. The response was that it would be too difficult to ferret out all the costs. The Board was of the opinion that this was difficult to understand as the KICA accountant certainly established a line item that all these costs were charged to.

Annual Meeting: The Board spent considerable time reviewing preparations for the February 21<sup>st</sup> Annual Meeting. The following meeting agenda was agreed to:

- Introduction and Welcome – Morganstern
- Guest Speakers
- Treasurer Report – Silveston
- Membership Report – Heikes

Outgoing President's Comments – Morganstern  
Election of Officers and Board Members – Williams, Nominating  
Committee  
Incoming President's Comments – de Zanger  
Adjournment

Art Morganstern is going to once again contact Buddy Darby to determine if he has reconsidered and would now like to attend the meeting. Art will also bring index cards to the meeting and he will ask all those in attendance to jot down items/issues that the membership believes should be pursued by the KPOG Board. Kathy Heikes will secure the necessary pencils for members to use in filling out the cards.

Arie deZanger and Ron Ritchie were assigned the task of getting volunteers to help man the greeting desks as members arrive for the meeting.

Refreshments will be limited to coffee, tea, water, muffins and rolls which Katie Kotz agreed to secure. Katie will also get name tags.

Parcel 23 Follow up: The Board was amazed that KICA seemingly has decided not to analyze why this referendum was voted down and what lessons could be learned when future referendums are put to a vote of the membership. After some discussion Katie Kotz made a motion, seconded by Art, that KPOG approach KICA and offer to help in any way possible to assist them in performing such an analysis. This motion passed unanimously and Arie will discuss with Armand Glassman.

## NEW BUSINESS

Captain Sam's Spit: Both the Coastal Conservation League and KDP have filed an appeal to DHEC's ruling that the proposed 2,500+ revetment not be granted. Art raised the possibility of KPOG's sponsoring a meeting for the community at which CCL would show a short documentary film and be available to answer questions. It was also suggested inviting the Developer to also make a presentation in order to maintain balance on the issue. Art and Barbara Winslow were nominated to review the film on Feb 14 at a CCL Program in Charleston and report back at the next Board Meeting at which time a decision will be made on next steps.

KPOG Telephone Directory: Arie de Zanger showed the Board some alternatives for the cover of the 2009 edition of this publication. It was the unanimous opinion of the Board that the landscape marsh scene was the preferred choice.

TALK on line: The question was raised as to whether it made sense to consider putting the full version of each TALK issue on the KPOG web site. After a brief

discussion the Board was of the opinion that to do so would have a detrimental effect on membership and would be a turn off to advertisers. It is common knowledge that a number of property owners join KPOG each year solely to ensure that they receive TALK.

Freshfields E-Mail: This item came to the forefront when Freshfields sent out an E-Mail to a number of residents which could have given the impression that the message originated with KPOG. After talking with the appropriate personnel at Freshfields we were assured this not happen again. The Board decided to let the issue drop but will monitor the situation to ensure there is no repetition.

Motion of Appreciation. Pete Silveston made the motion, seconded by Blase Keegel, thanking Art Morganstern and Katie Kotz for their dedicated and effective service to the KPOG Board. The motion passed unanimously.

A question was raised by KPOG member Bob Clement as to KICA's ability to purchase land without property member approval. Member Wendy Kulick indicated that the situation was similar to that discussed when KICA obtained authority to purchase land off island for a pass center and boat storage facility. Apparently the by laws permit the KICA Board to purchase land without membership approval, however, such real estate cannot be brought under the covenants without the approval of property owners.

There being no further business the meeting adjourned at 12.10 PM

Respectfully submitted,

Ron Ritchie  
Secretary