

KIAWAH PROPERTY OWNERS GROUP, INC. BOARD OF DIRECTORS MEETING, MARCH 3, 2010

The regular monthly meeting of the Kiawah Property Owners Group (KPOG) was held at the Sandcastle on Wednesday, March 3, 2010. The meeting was called to order by President Laurie Burpee at 9:05AM.

Board Members attending were: President Laurie Burpee, Vice President Greg VanDerwerker, Secretary Karen Watson, Treasurer Art Jones, Past President Arie deZanger and Board Members Diane Beck, Steve Lapp, and Peter Mugglestone. Also in attendance were: Database Manager/ Membership Chair Joyce Keegel; TALK Editor Barbara Winslow; Joe Bunting, COO of KICA; and member guests Kathy Heikes, Blase Keegel, Wendy Kulick, Diane Lehder, and Ron Ritchie.

The minutes of the February 3, 2010 meeting were approved.

Membership Report. Joyce Keegel reported that total membership stands at 1,575. The cost for the January mailing was \$3,758.70 for approximately 3900 pieces. Follow-up letters will go out shortly to those property owners who did not join KPOG yet.

Safety and Security Report. Laurie Burpee announced that reporting on this area will be taken over by Steve Lapp. Mr. Lapp stated that February data from the KICA-managed gates showed: 131,700 vehicles passed the Main gate (a 20% increase over Feb. 2009) and 61,700 vehicles passed the Vanderhorst gate (a 19% decrease over Feb. 2009). Mr. Lapp stated that he intends to continue with the current reporting format and that he will make a report at the April Board meeting.

Report on Other Organizations' Meetings. Laurie Burpee commented that KPOG Board meetings are scheduled to follow shortly after the meetings of the KICA Board and Town Council. He encouraged Board members and all KPOG members to attend these meetings. He stated it was also important that key committee meetings of KICA and TOKI be covered by the KPOG Board, both for information gathering and participation. He cited the TOKI Ways and Means Committee and KICA Finance Advisory Committee. Member Wendy Kulick suggested that KICA Major Repair and Replacement Committee should also be monitored.

KICA Board of Directors. Laurie Burpee reported on the March 1 meeting. New Landscape Guidelines for Home Owners were presented. The Agenda for the upcoming March 14 KICA Annual Meeting was approved. Mr. Burpee stated that the information provided to members on the proposed Covenant Amendment was both thorough and fairly presented. During the pre-meeting member comment period, Wendy Kulick questioned the Board regarding Art Morgenstern's non-advisory motion regarding open meetings.

TOKI Town Council. Greg Vanderwerker reported on the following business covered by Council on March 2, 2010. A public hearing on Ordinance 2010-2

was held prior to Council meeting; no citizens attended. Under *old business* were second readings of Ordinance 2010-2, Amendments to Article 12A-303-C and 12D, pertaining to definition and requirements for a fence or wall. Under *new business* were: 1) the KICA Landscape Contract amendment, bringing the contract cost from \$54,000. to \$32,000. 2) Change Orders to the Parkway and Bike Path Project, completing the project at a total cost of approximately \$2.8 million.

These committees made reports: *Environment*--Cold weather and loss of salinity due to excessive rain have caused fish kills in some ponds.

Roads--The LPA consultants' report and cost estimates on the 2 options for Johns Island cross-island travel is due at the end of March. Mr. Inabinett and Mr. Thurmond have announced they will not run for re-election to County Council. This may change the county's stance toward these 2 road options following the November 2010 election.

Mayor Wert reported on the Town's joint effort with KICA to secure \$15,000 in grant funding for a Kiawah CERT (Community Emergency Response Team).

KPOG Website Report. Laurie Burpee stated that Peter Mugglestone will take over as the Board's website coordinator. Mr. Burpee noted that he and Diane Beck have been cleaning up the existing website but that the site needs an overall facelift and upgrade. Ms. Beck and Mr. Mugglestone will be reviewing the site and will make preliminary comments on this project at the Board's April meeting.

Report on SC Senate Bill 30. In Pete Silveston's absence, Laurie Burpee reported that this proposed bill was still in the Senate's Judiciary Committee. While the bill's purpose is to regulate home owners' associations in SC, and there are positive aspects to this, some are concerned that the bill could restrict KICA's ability to raise revenue from Kiawah property transactions. Mr. Burpee proposed that KPOG send a delegation to Columbia to address Kiawah property owners' interests and concerns. He will contact Paula Benson, to set up the arrangements.

Report on the 80% Transition Formula. Mr. Burpee stated that, while KICA will gain full control of the Covenants when 80% of the Developer's buildable holdings on Kiawah have been transferred to property owners, the calculation for identifying the 80% achievement point is extremely unclear. On behalf of KPOG, Tug Greer has discussed with Joe Bunting the desirability of a KICA-created representative task force to study the issue and make recommendations for some fixed parameters whereby progress toward the 80% can be definitively tracked. Mr. Bunting commented that once the new KICA Board is in place, they will decide on establishing such a task force, including its mission and membership. KPOG may be invited to participate on such a task force.

Treasurer's Report. Blase Keegel, 2009 KPOG Treasurer, reported from the February 2010 Profit and Loss Statement that the current net income is \$10,404.03, resulting from revenues of \$19,961.00 (membership dues, advertising, directory sales) and expenses of \$9,556.97. (TALK publication, website, administrative expenses). The full transition of Treasurer's duties to Art Jones is presently in progress.

Report on widening Johns Island Roads. Laurie Burpee reported that KPOG has been asked by other local entities to express support for the cross-island Greenway option over the Widening of Bohicket and Main Roads option. He stated, with the concurrence of the Board, that while it is outside the mission of KPOG to endorse a particular action by Charleston County Council, KPOG does support road improvements and increased road capacity for Johns Island.

Following a period of Board member comments and member guest comments, and there being no further business brought forward, the meeting adjourned at 10:36 AM.

Respectfully submitted,

Karen Watson
KPOG Secretary

[Approved by KPOG Board, April 7, 2010]