

# Kiawah Island

## ~ DIGEST ~

*The Official Publication of the Kiawah Island Community Association*

## President's Annual Report

### Excerpts from KICA Annual Meeting Report by Retiring President Fred Peterson

This year has been marked by achievements and continued well-being for the Association and for Kiawah Island. I would like to highlight a few of the accomplishments.

The board has continued to be good stewards of KICA's financial assets. 2004 was the second year of zero-based budgeting, which assisted the staff, the Finance Advisory Committee, and the board in identifying critical needs. Staffing levels have remained constant and expense efficiencies have been found throughout the organization.

KICA is in extremely healthy financial condition with an \$8,070,000 balance in our Major Repair and Replacement Fund at December 31, 2004, which is an increase of \$1,559,000 from the prior year. Board policy has set a minimum/maximum range for this fund balance, based upon planned expenditures and the value of our infrastructure.

We estimate that the balance will be reduced to \$5,300,000 during 2005 due to capital items including the repaving of the Kiawah Island Parkway, upgrades and additions to the Sandcastle, the construction of an improved maintenance facility and the routine capital repairs and replacements performed annually. The fund will still be well in excess of the \$2,892,000 minimum balance required by policy.

Energetic, hard-working employees, headed by our General Manager Joe Bunting, serve the members of KICA. Joe celebrated his seventh anniversary with KICA earlier

this year. Our staff prides itself on customer service and has made this its primary goal.

It has been a true pleasure to serve with this Board of Directors, a very collegial group with varied expertises and interests, which held the well-being of Kiawah foremost in all of its proceedings. Our monthly, public meetings have been spirited sessions with well-reasoned discussions leading to consensus board policy.

This Annual Meeting marks an important step in the transition to property owner control of KICA. We recently elected two new property owner directors to replace one property owner director and one developer director, so that your board now has six of its seven seats held by property owners. The developer retains the right to name one director as long as it owns property on Kiawah Island.

Volunteerism remains strong on Kiawah with over 100 members volunteering their time and talent to further the mission of KICA. Our Community Services Committee was successful in recruiting 21 new volunteers for the upcoming year. All of our advisory committees have non-resident members to broaden the viewpoint on the important issues they consider. Naturally we welcome the interest of any member to become more involved in the self-government of KICA.

Looking forward, there are four issues I believe will require the attention of the KICA board and members. These issues are the redevelopment of the West



Beach Inn and Straw Market, improved safe access to Kiawah, the potential need for beach renourishment and modification of the by-laws to allow consecutive board terms.

The Resort has closed the Inn and its supporting facilities including pools, dining rooms and conference areas pending their plan for redevelopment of this area. The original plan for Kiawah included a strong resort core in West Beach to support the numerous rental cottages, villas and homes nearby. KICA should remain engaged with the resort to ensure that their plans do not negatively impact the existing property owners.

The Town of Kiawah has opened the issue of the lack of safe access to Kiawah using Bohicket and River Roads, and it is time for the Community Association to aid in this effort. A new divided parkway through the center of Johns Island may not be attainable, but it appears that at least some county politicians realize that improvements must be made.

### *KICA Board of Directors*

Fred Peterson - President  
 Faith Dodge - Vice President  
 Dwight Freeburg - Treasurer  
 Avril Fenwick - Secretary  
 Dick Sula - Property Owner Director  
 Pat McKinney - Director  
 Buddy Darby - Director

### *KICA Staff*

Joe Bunting - General Manager

Administration Phone (843) 768-9194  
 Toll Free (866) 226-1770  
 Fax (843) 768-4019

*KICAadmin@kiawah-owners.org*

Security Phone (843) 768-8240  
 Fax (843) 768-1275

Recreation Dept. Phone (843) 768-3875  
 Fax (843) 768-3889

*Sandcastle@kiawah-owners.org*

### *Website*

[www.kiawah-owners.org](http://www.kiawah-owners.org)

### *Communications Advisory Committee*

Carol Hacker	Chair
Ron Pollitt	Vice Chair
Kathy Abrams	Member
Bill Dunnivant	Member
Bill Hindman	Member
Steve Lapp	Member
Lynn Morgenstern	Member
Darwin Perry	Member
Jessica Shockley	Staff Liaison

### *~ DIGEST ~*

## Mission Statement

We are committed to accurately and effectively reporting news affecting KICA, its board, its committees and its members, and to presenting discussions of significant issues in a balanced and constructive manner.

### *Statement of Editorial Policy*

Under delegation by the KICA Board of Directors, the Communications Advisory Committee is fully responsible for the editorial content of the Digest and the KICA website. Accordingly, we shall endeavor to report objectively and completely all significant news relating to KICA, its board, its committees, and its members. We shall also publish editorials, identified as such, where we feel that there is a need to clarify, expand or express views and opinions on relevant issues. These views and opinions will not necessarily represent the views of the KICA board unless they are signed as such. Finally, we welcome suggestions from all members on issues deemed significant and deserving of publication or discussion.

From FRED PETERSON pg. 1

The sand spit at the eastern end of Kiawah is affecting the erosion and natural renourishment of the beach. The Town's naturalist, Jim Jordan, recently presented a report on the health of Kiawah's beach to both the Town Council and the KICA Board of Directors. There has been a loss of protective sand dunes in the area of the Ocean Course. While this sort of erosion is termed routine by some, the breaching of the dunes in at least three areas of the beach with salt water impacting a fresh water wetland is worrisome. I believe that beach renourishment, even though it is sacrificial, must be considered in the near term to protect the physical assets of the

island.

Finally, the KICA By-laws should be modified to allow two consecutive terms by its board members. KICA could benefit from the experience and knowledge gained during an individual's first term without the worry of an entrenched directorship. The prohibition dates from a more contentious period in our history. Now that property owners control the board, they may wish to allow this modification.

I thank you for the privilege of serving on the KICA Board of Directors and I recommend it highly to anyone who wants to assist in the mission of the Community Association.

## Congratulations, Lakes Department!

KICA's Lakes Department was recently recognized for excellence in environmental awareness. Norm Shea, Director of Lakes Management, was nominated for the 2004 Environmental Awareness Award. Norm was nominated for the assistance he provided to researchers studying algae in Kiawah's ponds and for being involved in planning and designing constructed wetlands that will be used to process stormwater. Norm attended a February 25 ceremony at the State House rotunda, where Rick DeVoe, Director of SC Sea Grant Consortium, acknowledged the nominees and

presented the awards.

Secondly, the entire department was recognized by Coastal American Partnership for their participation in the SCORE (SC Oyster Restoration & Enhancement) project last summer. Volunteers, including KICA's Lakes Department & Land Management medians crew, KICA members, employees of the Resort's Night Heron Nature Center, and Resort guests, built an artificial reef on the bank of Cinder Creek near Willet Pond to improve water quality and bolster oyster populations.

## Bridge Construction on Bohicket Road

Travel to and from Kiawah Island on Bohicket Road could take somewhat longer for the next year as the SC Department of Transportation replaces bridges over Hoopstick Creek and a tributary of Bohicket Creek and improves the adjacent intersection with Plowground Road. The existing bridges have been rated as being structurally deficient, and therefore qualify for

Federal Bridge Replacement Funding.

Traffic will continue to move on Bohicket Road through the construction zone during the project using a temporary detour bridge over the Bohicket Creek tributary. Officials stated that five live oak trees would be removed to make room for the new bridges and roadway.

# KICA Boat Storage and Launch Facilities

KICA maintains two boat storage facilities located on Kestrel Court. Storage for KICA members is available on a yearly basis from October 1 through September 30 and includes launch access to Rhett's Bluff and Eagle Point Landings (boats launched from Eagle Point Landing on Eagle Point Road cannot exceed 18-feet in length). Limited temporary storage is also available by the day. Due to space constraints in the Kestrel Court storage areas, boats, including trailers, are limited to 30-feet in length and 12-feet in width. In addition to regular boat storage, canoe and kayak storage is available and is located at Cinder Creek in the Preserve on Blue Heron Pond Road.

Separate from storage, KICA also offers launch and dock access at Rhett's Bluff and Eagle Point Landings. These sites provide beautiful views of the Kiawah River and Cinder Creek and are for the exclusive use of KICA members and their guests.

The pavilions at Rhett's Bluff and Cinder Creek are available for members to rent for social gatherings, such as picnics, receptions, and wedding rehearsal parties. To



Left to right: David Bacon, Nick Mihalas, Lawrence Hall, and Mac McCannon prepared a good ol' Southern barbeque for their 10th annual "SMOG" (Sea Marsh Owners Gala) in October. Sixty-five neighbors attended to eat, drink, and be merry.

promote a spirit of community, the Association provides these facilities free for individuals who want to organize a "block party." Throughout the year, the Sandcastle hosts an oyster roast, sunset cruises, and other special events at these facilities. Refer to our calendar in the *Digest*, our website at [www.kiawah-owners.org](http://www.kiawah-owners.org), or call the Sandcastle for additional information.

Currently, canoe/kayak storage is full, but there is space available for lease in one of the regular boat storage facilities. The lease fee would be pro-rated for the remainder of this year. When the facilities are full, we continue to take names for a waiting list.

Below is a schedule of fees for storage and access and pavilion rental:

## Cinder Creek Canoe/Kayak Storage

\$500 per year (unrestricted access to Cinder Creek)

## Boat Storage

\$700 per year, plus \$25 non-refundable key fee and includes \$200 launch access fee

## Launch Access

\$200 per year or \$10 for daily access. Tickets for daily access may be obtained at the Sandcastle.

## Dock Access

\$25 per year, plus \$25 non-refundable key fee (\$10 for daily access)

**Rhett's Bluff Pavilion \$200**

**Cinder Creek Pavilion \$250**

For more information, please contact the Sandcastle at (843) 768-3875 or [Sandcastle@kiawah-owners.org](mailto:Sandcastle@kiawah-owners.org). You may contact Joseph Stephens, Accounting Assistant, for questions regarding storage fees at (843) 768-9194 or [joseph.stephens@kiawah-owners.org](mailto:joseph.stephens@kiawah-owners.org). Copies of the boat storage and launch contracts are also available on KICA's website, [www.kiawah-owners.org](http://www.kiawah-owners.org) (in the "Forms" section).



The Sea Marsh Owners Gala in full force! If you'd like to host a similar party with your neighbors but can't decide where to hold it, contact the Sandcastle. Members can reserve the Rhett's Bluff or Cinder Creek pavilion for block parties at no cost.

# April

## Sandcastle Information

Phone (843)768-3875 • Fax (843)768-3889

[sandcastle@kiawah-owners.org](mailto:sandcastle@kiawah-owners.org) • [www.kiawah-owners.org](http://www.kiawah-owners.org)

Kay Narmour, Director

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>HOURS OF OPERATION</b>					1 10:00 am Flowertown Festival Outing 	2
		Monday – Friday	8:00 am to 6:00 pm			
		Sunday	11:00 am to 6:00 pm			
3 5:00 pm River Rendezvous at Rhett's Bluff	4 8:30 am Bible Study 9:30 am Stitches 1:00 pm Book Club 2:00 pm KICA Board Meeting	5 1:00 pm POPS Bridge 	6	7 5:30 pm Members' Dinner – Bookstore Café	8	9
10 5:15 pm Sunset Cruise 	11 8:30 am Bible Study	12 1:00 pm POPS Bridge	13 9:00 am KPOG Regular Meeting	14 5:30 pm Members' Dinner – Chez Fish	15 9:30 am Family Circle Cup Outing 	16 10:30 am Boot Camp
17	18 8:30 am Bible Study 1:30 pm Duplicate Bridge	19 1:00 pm POPS Bridge	20	21 5:30 pm Members' Dinner – Red Sky Grill	22	23
24	25 8:30 am Bible Study 	26 1:00 pm POPS Bridge	27	28 5:30 pm Members' Dinner – Deborah Beam	29	30 10:30 am Boot Camp

## SANDCASTLE COMMUNITY CENTER April Events and Programs

### April Fitness Schedule

#### Body Shaping

MWF 8:15 am  
\$5 member/\$8 guest

#### Light Conditioning

MWF 10:00 am  
\$5 member/\$8 guest

#### Pilates

Tuesdays and Thursdays 10:00 am  
\$7.50 member/ \$10 guest

#### Stability Ball for Peak Performance

MWF 9:30 am  
\$3 member/ \$5 guest

#### Yoga Fusion

Saturdays 9:00 am and Wednesdays 4:00 p.m.  
\$5 member/ \$8 guest

\*Personal Training is available at the Sandcastle. Call us at (843) 768-3875 for more information. \*



### **Memorial Day Weekend Poolside Celebration**

Time: 12:00 – 3:00 pm  
Cost: Members FREE  
\*Pool guest fees will apply

Join us at the Sandcastle for a day full of fun to officially kick off the summer season! The party will include music, kids crafts, and more!



### Upcoming Special Events

Registration is required for the following events.

### **Thursday Night Dinners at the Pool!**

*New in 2005!*

Beginning Thursday, May 26, the Sandcastle will be hosting our popular Thursday Night Dinners – Poolside! Dinner will be a casual fare, served outside at 5:30 pm each Thursday throughout the summer. Menus will be posted soon on the KICA website. We hope you'll join us!

### ***Billy Dee's July 4th Dinner***

Please remember to make your reservations for the 2005 July 4th Members' Dinner, catered by Billy Dee's! This event is always a "sell-out," so make sure to reserve your spaces early. **Also, remember that the Sandcastle veranda will be available only to those attending the dinner.**

Date: Monday, July 4, 2005  
Time: 7:00 pm  
Cost: TBA  
Venue: Sandcastle



Remember, the next Art Displays will take place **April 21** and **July 21**. Contact the Sandcastle at (843) 768-3875.

*See you at the beach!*

## Jack Corgan—Save the Light

*Editor's Note: This is the second in a series of articles that Digest will feature in 2005 about KICA members who volunteer time and talent to a Charleston organization.*

Jack Corgan has been a full time resident of Kiawah for three years, but he has been involved in Save the Light for longer than that. Jack and his wife Carol have been working as volunteers since they were weekend/holiday visitors from Dallas. Save the Light is a non-profit organization, with membership throughout America, whose mission is to save and preserve the Morris Island Lighthouse for the citizens of South Carolina.

The Morris Island Lighthouse is located off the north end of Folly Beach. It was a functioning navigational lighthouse from 1876 to 1962, called the "Old Charleston Light." Morris Island played an important role in both the Revolutionary and Civil Wars. In fact, the movie "Glory" was based on a Civil War battle, which took place near the base of the lighthouse.

The Morris Island Lighthouse is a masonry structure in good condition. The problem lies below the tower. The lighthouse stands on a wooden base that has been badly damaged by erosion and shipworms, which have already eaten 28% of the wooden foundation. Jack and Carol realized that unless quick action was taken, the lighthouse would collapse.

Preserving the lighthouse has not

been an easy task, and Jack has had to be a lobbyist, negotiator, fundraiser, architect and statesman. He serves as co-chair of the Board of Directors, Management Committee, chairs the Technical Committee with responsibility for engineering and construction of improvements, and is chair of the Capital Campaign.

Save The Light acquired the lighthouse and transferred title to the State of South Carolina. Jack worked behind the scenes in Columbia to get the South Carolina Legislature to pass a law, drafted and introduced by Sen. Glenn McConnell, transferring responsibility for the lighthouse to the South Carolina Budget and Control Board which was willing to enter into a Federal contract for erosion control. This allowed for the United States Army Corps of Engineers to provide their expertise and funding to initiate erosion control. Jack also worked with Congressman Henry Brown and his staff to secure a National Park Service grant for foundation repair.

As chair of the Capital Campaign, Jack and the board are always trying to raise funds. You may have seen the Save the Light license plates available from the South Carolina Division of Motor Vehicles. Jack negotiated the agreement with the DMV that allocates the funds from the license plates. Ninety-two of every \$100 collected on those license plates goes directly to save the



lighthouse. Jack also worked with noted artist Jim Booth to design the plate. Starting with State funding of \$471,000 two years ago, almost \$3.3 million of the \$6 million estimated cost has now been raised in cash, grants and pledges.

Jack and Carol both believe that it is important to preserve the Morris Island Lighthouse so that future generations can learn and understand its importance in South Carolina history, in American history, and in seafaring navigation. If you want to find out more about Save the Light, you can go to the website, [www.savethelight.org](http://www.savethelight.org), or call (843) 556-0353.

## Highway Projects Announced

The Charleston Area Transportation Study (CHATS) committee recently selected 16 highway projects to receive federal dollars. The extension of Betsy Kerrison Parkway to Maybank Highway and extension of the Mark

Clark Expressway (I-526) were not included.

The only project helpful to Kiawah is the widening to multi-lanes with a median of Maybank Highway from Bohicket Road, almost to the Stono River Bridge.

Charleston County Council Chairman Leon Stavrinakis was quoted as saying, "On the Johns Island and Kiawah issue, it seems obvious that we don't know what we want to do there, but it seems equally obvious that something needs to be done."

## Judicial Update



The Town of Kiawah Island (TOKI) Municipal Court was established in 1997. The Court hears and determines offenses of a criminal nature

within the limits of the Town, and subject to a fine not exceeding \$500 or imprisonment not exceeding 30 days. Basically offenses fall into three categories: traffic related, Town ordinance violations, and criminal misdemeanors. The Court is presided over by C. Gregory Brown, a Kiawah resident.

In 2004, the Municipal Court handled 303 cases, up from 185 in 2003. Nearly two-thirds of these cases were traffic related (speeding, reckless driving, etc.). The Court also handled four criminal misdemeanor cases involving the issuance of fraudulent checks, narcotics, and underage alcohol possession. The remaining 113 cases involved enforcing the Town's business license ordinance. Individuals and businesses found guilty of failure to obtain or renew a business license are prohibited from doing business in the Town until license fees and court fees are paid.

*Digest* spoke with Judge Brown recently to get his observations after his first year on the bench. He indicated that he enjoyed getting back into the field of

law. He graduated from law school in 1968, but had not practiced law during his 35-year career at Citigroup. After retirement in 2003, he "intended to do some pro bono legal work." Instead, Judge Brown was appointed as Judge of Kiawah Island's Municipal Court, a position that pays no salary, but offers him the opportunity to serve his community and "reach closure" with his study of the law.

Court sessions are held only every other Thursday so Judge Brown does not find the demands of his job burdensome. He indicated that Kiawah Island case volumes are not as heavy as other Municipal Courts in the state. The TOKI does not have its own police force, but instead contracts with the Charleston County Sheriff's Office to provide off-duty deputies, along with their cars and equipment, to patrol the island.

In 2005, Judge Brown expects the existing workload (traffic and business license violations) to remain steady. "However, enforcement of recently enacted Town rental regulations will begin in earnest this year and could prove interesting," he said.

Interestingly, in its eight years of existence, the Municipal Court has never had a trial by jury. Most offenders plead guilty, while a relatively small number agree to a bench trial where the judge decides fact, law, and guilt. Enforcing rental regulations may change that.

## Board Briefs

- Accepted land from KRA, adjacent to existing Cinder Creek canoe/kayak storage area, which will allow KICA to build a bulkhead to halt erosion at this site. Future improvements could include a second canoe/kayak storage building and relocation of the existing floating dock structure.
- Norm Shea, Director of Lakes Management, briefed the board on the planning for a constructed wetland adjacent to Pond 67, which adjoins Tallow Tree Road and the fifth hole of Osprey Point golf course. This project supports research by the South Carolina Department of Natural Resources and the U.S. Forestry.
- Teresa Cooper, Controller, presented the 2004 audited financials and year-end budget variances. KICA remains in an extremely strong financial position.

## Personal Document Destruction

Due to the threat of identity theft, it is important that personal documents are properly disposed of. The Town of Kiawah Island has arranged for Fisher Recycling to provide document destruction services on Tuesday, April 26, 2005 from Noon until 4:00 p.m. in the Town Hall parking lot. The cost to shred your personal documents will be 15¢ per pound. Visit the Town's website at [www.kiawahisland.org](http://www.kiawahisland.org) or call Town Hall at (843) 768-9166 for special instructions and/or more information.

## Briefly . . .

- Watch for delays and lane obstructions during culvert work on Haulover Creek near the Roundabout on Betsy Kerrison Parkway. Work begins in mid-April, and should continue for approximately 30 days.
- The Charleston County Public Library bookmobile visits Kiawah Island at the Night Heron Park near the basketball court on the first and third Thursdays of each month from 2:30 p.m. to 3:30 p.m.
- In response to a presentation from the chairman of MUSC Children's Hospital, Kiawah Island Real Estate Sales Executives individually gave a combined total of over \$100,000 to the Children's Research Institute.
- The Calling All Angels golf tournament featured in the February issue of *Digest* was a success! The Angel Oak Elementary School, beneficiary of the tournament, received \$15,000 to improve enrichment programs and playground facilities.

c/o Kiawah Island Community Association  
23 Beachwalker Drive  
Kiawah Island, SC 29455

Address Service Requested

## Sandcastle Community Center Improvements

The KICA Board of Directors, at their March 7th monthly meeting, approved a \$235,785 contract with Dawson Construction, the lowest of four bidders, for the Sandcastle Service Elevator Tower, to be built at the eastern end of the facility. The freestanding tower, designed by Glick/Boehm Architects and approved by the ARB, will be a handsome and functional addition to the Sandcastle.

The service elevator will allow access to both floors, utilizing the existing deck landings and doorways, so that caterers, food service personnel and maintenance staff will no longer use the members' entrance and elevator. The Community Center Committee, in their study of the facility, identified the separation of building users as the number one priority.

Also approved by the board was a



contract with Glick/Boehm for improvements to the second floor of the Sandcastle with a working budget of \$400,000. Included in this contract will be improved access to the easternmost meeting room, acoustic partitioning dividers, catering kitchen plating expansion, ceiling treatments, focused

lighting and new carpeting and draperies.

The service elevator tower construction will begin in the very near future while the second floor work is scheduled to commence in September of this year with completion by February 2006.