

# Kiawah Island

## ~ DIGEST ~

The Official Publication of the Kiawah Island Community Association

## Remembering Kiawah...

### Betty Gordon's Lowcountry Roots Run Deep

As part of the continuing "Remembering Kiawah" series, *Digest* met with Betty Gordon on Friday, September 22, 2006, at her office in the Accounts Receivable department of Kiawah Island Golf Resort. A Johns Island native who began her career at the Resort in 1976, Mrs. Gordon has vivid memories of the South Carolina Lowcountry and the development of Kiawah from a remote barrier island to a premier residential and vacation location. Since she worked closely with Gloria Pollis, and also offers a unique perspective on Kiawah's history, *Digest* thought an interview with Betty Gordon would be a fitting fourth installment in the series.

**Digest:** Tell us something about your background.

**Gordon:** I was born on Johns Island and grew up on Johns Island. I spent my childhood in our family home on River Road, not far from where Betsy Kerrison and River Road now meet.

**Digest:** Where did you go to school?

**Gordon:** I started at Mt. Zion Elementary, and then went to Haut Gap, and St. Johns High School. Things have changed since then. Mt. Zion went from first to fifth grade, and Haut Gap went from sixth to eighth grade, and St. Johns from ninth to twelfth grade.

**Digest:** Haut Gap was originally the Johns Island high school?

**Gordon:** Back then, when I was in school, it wasn't integrated. It wasn't integrated until the 1970s. Before that, black people went to Mt. Zion and Haut Gap, and white people went to St. Johns High. I believe integration came in the '70s, but it might have been earlier.

**Digest:** Tell us something about your life expe-

riences. For example, did you go into Charleston very much?

**Gordon:** I went with my grandparents and aunts and uncles. We used to go to Charleston to sell vegetables at the downtown Market. We traveled down by car. River Road was different then. It was paved, but it had white and cream colored pebbles embedded in the asphalt.

**Digest:** How well do you know Kiawah?

**Gordon:** Well, when I was young I only knew about Kiawah because it was mentioned by the older people. I don't know too much about how it was developed – you know, who owned it – back in the day. I just know from working down here, starting in 1976. All I really remember is the older people talking about Kiawah.

**Digest:** What are your first recollections of the island? What did you think when you came here and saw it?

**Gordon:** It wasn't built up very much, nothing like it is now. I don't remember a general store. I don't remember many houses. But, I do remember the unpaved part of Eugenia [Ave.].

**Digest:** You first came to Kiawah in 1976. Did you come to work here?

**Gordon:** Yes. My first job was as a cashier at the Jasmine Porch Restaurant. I worked there for about two years, and then I moved to the gift shop [the Ship's Store] attached to the Inn, where I was a cashier. I stayed there for about three years, until 1981, and then I moved to the Accounting Department as general cashier [the position currently held by Rita Heyward]. I was in that job for three or four years, and then moved to working with guests and [Governor's] Club members in accounts receivable.



**Betty Gordon in her office at KIGR**

**Digest:** Is that when you first began working with Gloria Pollis?

**Gordon:** Yes, when I started at the Governor's Club. That was around 1985. I was the Guest and Club accountant. Other employees worked in the area, but I don't remember their names. The Club office was located at East Beach, where the Town Center Market is now, but my office was always in the Accounting Department. I was located in the same general area, but not in the Governor's Club office, and then I moved farther away when Accounting re-located to West Beach in 2003. Gloria and I were never in the same place at the same time.

**Digest:** What was it like working with Gloria?

**Gordon:** It was great! I worked closely with her as long as she continued to work as director of the Governor's Club. Whenever there was a problem, she would call me or I would call her. No one else was directly involved.

**Digest:** When you think about Kiawah from 1976, to the present, what makes you happy?

**Gordon:** Working with other Resort employees, and helping guests and club members. I just like what I do.

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## ~ 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.

*Continued from pg. 1*

*Digest:* What makes you sad?

**Gordon:** Seeing other employees leave to go to another job.

*Digest:* Name five people who come to mind when you hear the word "Kiawah."

**Gordon:** My husband, Walter, then Gloria and Chuck Pollis, but after that there are too many others to name.

*Digest:* Think about five events that happened during the thirty years you've been at Kiawah. What comes first to mind?

**Gordon:** First, when Sal Alzoman, the Kuwaiti managing director, sold Kiawah Island to Kiawah Resort Associates in the 1980's. Second, the Employee Beach [for Resort employees only], which was started in the 1970's. It was in an area down by the General Store near where Beachwalker Park is now. Third, the Ryder Cup in 1991. Fourth, the Resort employee Christmas parties that they used to have on the island. Fifth, when my husband and I met Roscoe Tanner [the Resort's touring professional], at the West Beach Tennis Center, in the 1970's.

*Digest:* When you first came to Kiawah in 1976, the only developed area was part of West Beach. Did the island develop the way you thought it would?

**Gordon:** Yes. I thought development would expand farther and farther to the east, and it was done responsibly.

*Digest:* When you look back to when you were young, and people talked about Kiawah, and then you think about it now, do you think Kiawah has been negatively affected by development in terms of nature: wildlife, trees, the beach, etc.?

**Gordon:** No, I think development brought more business to the island, and more shops made it more convenient for people who visited, or lived here, on the island. All the people who developed Kiawah did a good job. The natural beauty of Kiawah, which was always its main attraction, has been maintained.

*Digest:* How do you think the accelerated pace of development in South Carolina's Lowcountry, particularly more subdivisions on Johns

Island, and the completion of the I-526 Expressway, will affect Kiawah?

**Gordon:** I don't know. When they changed the part of Bohicket Road to Betsy Kerrison and made it four lanes instead of two lanes, it helped out a lot for the Ryder Cup in 1991. But, I don't know if all these changes will be a good thing or a bad thing.

*Digest:* When you think about your thirty years on Kiawah, when it changed from a pristine barrier island to what it is today, how do you feel?

**Gordon:** I miss all the activity at West Beach where I started. The Jasmine Porch and the Ship's Store are gone, and the [Kiawah Island] Inn rooms are closed.

*Digest:* Can we talk for a minute about Gloria Pollis? What was she like when you met her? How did you interact with her, and how did she treat you and other co-workers?

**Gordon:** She treated me like a close friend. She'd call me, or I'd call her. She was always cheery and friendly, and never changed from when she first started as director of the Governor's Club.

*Digest:* Is there anything you would like to say to the Kiawah community about your thirty years of experience on the island?

**Gordon:** I want everyone to know how much I've enjoyed working with the Governor's Club members. When they call, I always put my best foot forward to help them out. I really like it when they come into the office to talk, and they were always so nice when I ran into them at the Little Pig [the Piggly Wiggly at the Island Center, now closed] or when I see them now at Newton Farms.

*Co-workers and Governor's Club members frequently identify Betty Gordon as the Resort's "best kept secret," because she quietly sets the standard for customer service. She is currently beginning her thirty-first year at Kiawah as the primary contact for Governor's Club members who have questions about their club status, accounts, or anything else connected to Resort functions. Please call her at 768-2774. She has a wealth of knowledge about Kiawah, and she is always eager to help.*

## 2006 Board Retreat, President's Report

The KICA board of directors met for its annual retreat on Thursday, October 12, 2006. The long-range plan and its goals were reviewed, including the mission and vision statements. Discussions pointed to the need for an updated plan in the coming year, and that the future of the association looks terrific.

Kiawah is 72% developed, and approximately 60% built-out. As the island approaches 100% development, the association will be presented with great opportunities to enhance members' quality of life, to enrich the island's habitat-centered natural environment, and to provide access to stimulating recreational and cultural amenities. The members' experiences over the years, and their responses to the past two member surveys, confirm the directors' belief that we have a uniquely qualified and professional staff. Additionally, the association's financial auditor and reserves specialist indicated that we are well funded.

Therefore, your directors have concluded that they need to increase their focus on long-range planning to determine and meet the long-term needs of members.

The directors spent a great deal of time discussing a concept that would free up the current Contribution to Reserves income for

additional tax-exempt purposes. Currently, these fees are allocated to Major Repair and Replacement assets and the Landscape Capital Improvement fund. The idea being considered would remove any covenant-binding percentages, and give future boards the flexibility to allocate these fees in the best interest of the membership for purposes such as woodland preservation. More details would be provided to members as this significant proposal is more fully developed. Complete information would be communicated early, since membership vote at the 2007 annual meeting would be required to approve such a proposal.

The consensus of the directors was to continue the positive individual interactions with the Town, the Resort, the Developer, and the Conservancy. When appropriate, KICA will take the lead in bringing together these entities to foster the enhancement of our members' quality of life, property values, and unparalleled natural environment.

Your board expects this to be an active year as they continue to address these and other matters important to the future of the association. While past experience, and the Community Associations Institute, has shown that we are the premier community association in the nation, we think we can become even better.

## Christmas Season Opens with a Festive Tree Lighting at the Sanctuary

The Kiawah Island Golf Resort and POPS are hosting a Christmas tree lighting ceremony that is open to the public in the main entrance lobby of the Sanctuary on Monday, December 4. The festivities begin at 4:00 p.m. with the judging of the KIGR Gingerbread House Competition. Stroll the lobby and view the entries created by Charleston area restaurants. The winners of the competition will be announced at 6:00 p.m.

Immediately following, the Christmas tree lighting ceremony will begin. The celebra-

tion includes traditional carols as well as holiday music performed by the Johns Island Presbyterian Church Handbell Choir and the Island Choraliers. Enjoy hot cider or cocoa by the fire, and also nibble on cookies, as the island welcomes the beginning of the Christmas season.

Following the tree lighting ceremony will be a dinner dance for POPS members in the Grand Oaks ballroom of the Sanctuary. If you would like more information about the dance, please call Lillian and Bob Hoopman at 843-768-3262.

## KICA Newsbites

### Board Briefs - November

• Mr. Joe Conlon, Technical Advisor to the American Mosquito Control Association, provided the Board with his organization's current concerns about mosquito misting systems. The Board asked many questions to clarify the facts surrounding these systems and will continue to research this area before taking any action.

#### Kiawah Wants to Know: Mosquito Control

Jan. 12, 2007, 2:00 - 4:00 p.m.  
at Town Council Chambers

Several knowledgeable speakers will discuss mosquito control & what KICA members can do to keep these pests at bay. Please RSVP via e-mail to [Gloria.Knisley@kiawah-owners.org](mailto:Gloria.Knisley@kiawah-owners.org).

• The Board approved the 2007 budget assumptions following extensive committee, staff and membership input. The draft budget is now available online at <http://www.kiawah-owners.org>. The 2007 budget will be voted upon at the December Board Meeting.

• The Board voted to approve a \$44,000 change in construction to the pool restrooms and proposed snack bar area, and the required Charleston County building permit was secured.

• The Sandcastle pool's traditional chlorination system will be replaced by a saline chlorination system prior to the 2007 pool season. While just as effective as an antiseptic, bathers should experience reduced eye and skin irritations.

• The Board approved the serving of wine and beer from the snack bar poolside for the 2007 pool season. These beverages will be sold between noon and 7:00 p.m. daily. There will be no change to the existing policy of members and guests being permitted to bring coolers to the pool.

### New Member Welcome Coffee

If you are a new owner on Kiawah Island, or have been an owner for a while but have questions about KICA or the many island entities, please join us at KICA's New Member Welcome Coffee. KICA staff and members will be on hand to explain island operations and answer your questions.

The New Member Welcome Coffee will be held on Friday, December 29, 2006, at 9:00 a.m. in Town Council Chambers at 21 Beachwalker Drive. Light refreshments will be served.

Please RSVP to KICA Member Services at (843) 768-9194, toll-free at (866) 226-1770, or by e-mail to [Gloria.Knisley@kiawah-owners.org](mailto:Gloria.Knisley@kiawah-owners.org).

# December

## SANDCASTLE ACTIVITIES CALENDAR

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	Tues	Weds	Thu	Fri	Sat
<b>HOURS OF OPERATION</b> Monday – Friday 7:00 a.m. to 6:00 p.m. Saturday 8:00 a.m. to 6:00 p.m. Sunday 11:00 a.m. to 6:00 p.m.					1	2
3 Private Event	4 8:30 am Bible Study 9:30 am Stitches and Conversation 12:00 pm Executive Council Luncheon 1:00 pm Book Club 2:00 pm KICA Brd Mtg	5 1:00 pm POPS Bridge	6 9:00 am KPOG 1:00 pm Kiawah Conservancy Program Series 1:30 pm Mah Jongg	7 2:00 pm Symphony League Flower Arranging Class	8	9
10	11 8:30 am Bible Study	12 1:00 pm POPS Bridge	13 1:30 pm Mah Jongg 3:00 pm Alternative's Meeting / Cookie Drop-Off	14	15 5:00 pm POPS Christmas Dinner	16
17	18 8:30 am Bible Study 10:00 am Camera Club 1:30 pm Duplicate Bridge	19 1:00 pm POPS Bridge	20 1:30 pm Mah Jongg 3:00 pm Islanders Investment Group	21	22	23
24	25 CHRISTMAS DAY HOLIDAY	26 1:00 pm POPS Bridge	27 1:30 pm Mah Jongg	28	29	30

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## Conservancy Honors Painted Bunting Society at Gala

The Kiawah Conservancy expressed appreciation to the members of the Painted Bunting Society at the annual Painted Bunting Gala on November 2, 2006. The gala included candlelit cocktails at the Vanderhorst mansion and a seated dinner at the River Course Clubhouse.

Painted Bunting members are those who have partnered with the Conservancy to identify, preserve, and manage critical maritime habitats on Kiawah Island at the \$1,000

level and above for the year. During 2006, 165 households participated at the Painted Bunting level, which represents more than a 40 percent increase of those who contributed in 2005.

As part of the gala celebration, the Conservancy gave special recognition to Sylvia and David Bacon, 2006's "Philanthropists of the Year." Their gift of property was the largest single donation to the conservancy this year.

# SANDCASTLE COMMUNITY CENTER

## December Events & Programs

### Fitness Schedule

#### Body Shaping

MWF 8:30 - 9:30 am

\$5 member/\$8 guest

#### Light Conditioning

MWF 10:00-11:00 am

\$5 member/\$8 guest

#### Pilates

Tuesday, Thursday

10:00 - 11:00 am

\$7.50 member / \$10 guest

#### Stability & Strength

Wednesday only

9:30-10:00 am

\$3 member / \$5 guest

#### Restorative Yoga

Saturdays 8:30 - 10:00 am

\$10 member/\$12 guest

**\*Personal training is available at the Sandcastle!**

**Call (843) 814-9099 for more information**

\*Please note that this schedule may be affected by the downstairs renovation of the Sandcastle. We will inform you of any changes. You may pick up a key card for use of the Straw Market Fitness Facility if you plan to work out with weights or use cardio equipment.

### Renovation Update

The renovation of the Sandcastle's first floor should be well under way by the time of this publication. We are looking forward to the Sandcastle's new look and increased usable space and functionality. The entire project should take approximately five months.

The renovation plans call for improvements to the fitness area and the lobby, plus some exciting changes to the pool area. The fitness area will be enlarged and it will also be separated from the reception area by a solid wall. Doors and walls in the lobby will be removed to increase the spacious feeling of this area. A built-in reception desk will be added to the lobby in order to accommodate check-in for special events, and all member service activities. The upstairs veranda deck and roof project will require closing access to that the area. Wireless service in the library will be unaffected.

A new, full-service snack bar will be built in the pool area. Beginning next summer, lunches, snacks, treats and drinks, will be available to members and their families visiting the pool. New tables, umbrellas and chairs will offer additional accommodations on the deck and near the cabana areas.

Barring any unforeseen circumstances, regular meetings and community events will continue, as scheduled. Please contact the Sandcastle for further information.

### Events & Programs

All of the following events and activities require registration or reservation. Please call us at the Sandcastle, 843-768-3875 or e-mail [robyn.mangham@kiawah-owners.org](mailto:robyn.mangham@kiawah-owners.org).

#### Bridge Lessons

Advanced beginner bridge lessons will be taught beginning January 11, 2007 by Polly Pekruhn, assisted by Will Lehder. Eight class sessions will be held on Thursday afternoons, continuing through early March. The sessions will include actual playing time so that new players can learn how to handle some of the situations always encountered when they start playing on their own. Modern competitive methods of bidding and play will include: making the most of what is dealt – bidding with strong or weak hands; the preemptive bidding style - opening, responding and overcalling with assurance; useful tools like doubles and cuebids; the “nitty gritty” of conventions such as Stayman and Jacoby Transfer bids. Please call the Sandcastle or e-mail us to register.

**Dates:** Thursdays, January 11 – March 1, 2007

**Time:** 2:30 – 5:00 pm

**Cost:** \$60.00 per person

**Venue:** The Sandcastle

#### Opera Lite VII

These “opera gals and guys” are good; terrific in fact! Kiawah Islanders are invited to escape the house and enjoy the show with your friends and neighbors. No experience or knowledge of opera is necessary – newcomers are welcome.

Attendance at all sessions is not required. The videos are subtitled in English and feature old and current performers. Literary and audio sources supplement the enjoyment of the opera presentations. Please call The Sandcastle or email us to register.

**Date:** Mondays, January 8 – March 12, 2007

**Time:** 4:30 – 5:30 pm

**Cost:** FREE

**Venue:** The Sandcastle

#### Better Health

Several members have expressed an interest in forming a “health focus group” dealing with issues of wellness that are of concern to many residents. Some possible topics might include: heart disease, cancer, arthritis, diabetes, osteoporosis, joint pain, glaucoma, skin cancer, Alzheimer's, etc. Other nonmedical issues dealing with wellness could include vision and hearing screening, today's changing role of grandparents, Medicare supplement plans, and an AARP Safe Driving Course. The format of *Better Health* would rely on speakers and members to share and offer support on these issues. If you are interested in presenting or participating, please contact the Sandcastle. Formation of this group depends upon member interest.

**We hope to see you soon!**

# Town of Kiawah Island Election: *Introducing the Candidates*

On Tuesday, December 5, registered Kiawah voters will be asked to select a new Town of Kiawah Island town council. Mayor Bill Wert is running unopposed for re-election. Four incumbents and two challengers, Armand Glassman, and Tom Winkleman, are seeking election for two-year terms.

At the heart of any democracy is the informed voter. With that principle in mind, *Digest* asked each of the seven candidates to submit a short biography and briefly answer two questions regarding issues of concern to Kiawah voters.

## Candidate Biographies

### Alan L. Burnaford



I have a BA in Sociology from Franklin & Marshall College, Lancaster, PA. After college I spent six years on active duty in the Marine Corps, followed by fourteen years in the reserves flying attack jets. I retired as a LtCol. After my active duty, I joined Armstrong World Industries, Inc. and for 30 years held U.S. and international senior management positions, living and working in Europe and Asia from 1982-2000.

My wife Eloise and I retired to Kiawah in 2000. In 2002, I was appointed to the Town of Kiawah Island Planning Commission by then-Mayor Jim Piet, and was elected Chairman of this Commission in 2003. After one year on the KPOG Board, I was elected to the Town of Kiawah Island Council in 2004.

Since arriving on Kiawah, Eloise and I have been active in the Kiawah Island Natural Habitat Conservancy, The Church of our Savior Learning Center, Turtle Patrol, and the Charleston Symphony Orchestra League (CSOL). We have participated in other activities on Kiawah (Garden Club, Alternatives),



**Town candidates (left to right): Armand Glassman, Alan L. Burnaford, Thomas H. Winkleman, William G. Wert, Donald H. McIver, Charles Lipuma, G. Steven Orban**

and Johns Island (Mt Zion Elementary School Tutoring Program). We have two children.

### Armand Glassman

My wife, Alberta and I first purchased Kiawah property in 1977. We became permanent residents in 2005. As a teenager I joined the Marine Corp (USMC(R)H) and received an honorable discharge after active and reserve duty. Undergraduate studies were completed at Rutgers (B.A.) followed by an M.D. (magna cum laude) from Georgetown U. Postgraduate education in medicine and pathology were done at Georgetown and Yale. A certificate program in Executive Management from the U.of TX was completed in 2000-2001 as part of my administrative duties at the U.T. M.D. Anderson Cancer Center. A variety of academic (including an endowed Chair at M.D. Anderson) and administrative positions (Dept. Chair, Assoc. Dean & Sr.V.P. for Medical Affairs) at various medical schools were held during my 40+ year career. On retirement the M.U.S.C. granted me the title of Professor Emeritus. Past volunteer work for professional organizations led to committee positions, elected Board posts and Past Presidencies. A parallel interest in business resulted in my being a founding board member and later Chairman of a biotechnology company.

Career and volunteer works have enabled me to make contributions to science, patient care, education and administration. My activities on Kiawah have involved attendances at conferences on "Navigating the K's", hurricane preparedness, offerings of the Arts Council and "Opera

Lite". Our family in SC and GA consists of 3 sons, 3 daughters-in-law and 6 grandchildren. Tennis, bird watching and enjoying the natural beauty of Kiawah renew me.

### Charles Lipuma

A resident of Kiawah since 1992. Graduate of New Jersey Institute of Technology with Bachelor and Master Degrees in Chemical Engineering. Completed Columbia University's Graduate School Executive Program in Business Administration. Career of 39 years with Exxon where senior management positions were held in Engineering, Research and Corporate Refinery Planning.

In 2004 elected Kiawah Town Councilman and given responsibility for Environmental Affairs and the Arts Council. Managed the successful East End Beach Renourishment Project, led the complete rework of the Comprehensive Beach Management Plan and drafted the first definitive Beach Management Policy. Increased the Arts Council budget from \$25,000 to \$75,000 providing well received on-and off-Island musical and performing arts events.

Other major initiatives include key input to KRA's new, 2006 Development Agreement and complete rewrite of the Town's Planning and Zoning Ordinance.

Earlier service includes 10 years as Planning Commission Chairman responsible for developing the Town's first Land Use Planning and Zoning Ordinance and Comprehensive Plan including the 5- year update. Supported negotiation of KRA's 1994 Development Agree

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ment and the Resort's Development Agreement for the Sanctuary.

Other volunteer activities include Chair of the Municipal Center Design, Construction and Expansion Project Committees, KICA Governance Committee, Habitat for Humanity home construction and Holy Spirit Catholic Church Building Committee.

### Donald H. McIver



Don, and his wife Judy, have been Kiawah property owners for over 26 years and permanent residents since 1997. Prior to Don's election to Town Council in 2000, he was active in several Island organizations including serving as a Trustee for KINHC (nature conservancy), Treasurer of KPOG, and as a member of KICA's Covenant Compliance Committee.

While on Town Council, Don has served for 6 years as Chairman of the town's financial affairs committee, the Ways & Means Committee. In 2004 he was appointed Mayor Pro Tem.

Don, a native Michigander, holds an undergraduate degree from Albion College (Economics and Political Science) and a graduate degree from the University of Michigan (MBA -finance and accounting).

A CPA by profession, Don spent his entire business career with one of the world's largest professional service firms, Ernst & Young. As a partner of E&Y, he focused on taxation and transactional business matters.

Don and Judy enjoy playing golf and tennis respectively, traveling and collecting pelicans in all shapes, sizes and media. They have 2

adult children, a foster granddaughter, and 2 adopted grandchildren- all living in North Carolina.

### G. Steven Orban

My wife, Ginny and I have been full time Kiawah residents since 1998. For the past four years I have served on the Town Council, having been chairman of the Environmental and Public Works Committees. Currently I am chairman of the Public Works Committee and a member of the Ways & Means Committee. During the past two years I oversaw the final design and construction of the Roundabout. My most recent major contribution has been managing the design of the Kiawah Island Parkway improvements which include building a bike path.

Since moving to Kiawah I have been chairman and am presently a member of the KICA MR&R Committee, have served on the KPOG Board, and on the Vestry of the Church of Our Saviour where I have been active in outreach and stewardship.

I am a graduate of Rutgers University with a degree in Civil Engineering and have worked in a variety of positions in the construction industry. Prior to retirement I was a Division President of Perini Corp., a major construction firm in Boston, MA. I am now working part time as a construction consultant.

We have two sons, two daughters-in-law and seven grandchildren.

### William G. Wert



Bill graduated from the State University of New York and Union College in Schenectady, NY, with a B.S. and M.S. in Mechanical Engineering. After two years in the Maritime In-

dustry and four years with the U.S. Navy, he joined the General Electric Company in 1966. Over the next 33 years with GE, he held a variety of domestic and international management positions. He was elected a GE Vice President in 1993, retired in June of 1999, and he and his wife Pat relocated to Kiawah. After serving as the Chairman of the Kiawah Island Community Association's Governance Committee, he was elected to the KICA Board in 2000 and served his last year on the Board as President. He was elected Mayor of the Town of Kiawah Island in December 2002, reelected to a second term in December 2004, and is presently running for a third term.

He has served on the Boards of Directors of hospitals, charity organizations, and golf clubs. Since relocating to Kiawah, Pat and he have been active with the MUSC Children's Hospital, MUSC Storm Eye Institute, Kiawah Island Natural Habitat Conservancy, Sea Island Habitat for Humanity, Our Lady of Mercy Out Reach Program, Charleston Stage, the Mt. Zion elementary school and the restoration of the Hebron Presbyterian Church on John's Island.

They have three children and nine grandchildren.

### Thomas H. Winkleman



The upper Midwest was the beginning of me. WWII found me in the US Navy from which I was discharged as an Ensign in the reserves. I graduated from Iowa State University with degrees in Mechanical Engineering and Dairy Technology.

My commercial career was with several machinery manufacturers, with responsibilities in sales, design, and general management. My final task, in 1987, involved moving operations

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of the FMC Beverage Equipment Division from Chicago to Charleston, and combining them with another manufacturer here. I retired as Vice President of Operations. Thus, Kiawah was picked for me!

On Kiawah, we soon became involved with the beginnings of the Governor's Club, serving on the Golf Committee, and running the weekly Blitz. Presidential responsibilities of POPS followed. I was elected a Property Owner Director of KICA during the early 90's.

My recent activity has been with the KICA Governance Committee and the KICA Major Repair and Replacement Committee. I am a member of the Johns Island Presbyterian Church. Between us, my wife, Dee, and I have four children and nine grandchildren.

**Question 1: What do you consider the most important issue facing the Mayor or Town Council of Kiawah and how do you propose to tackle that issue?**

### **Al Burnaford**

The Johns Island road infrastructure is not able to handle the projected traffic through 2030. There are in excess of 5000 homes approved for construction on Johns Island at this time. The road infrastructure necessary to get onto, around, and off of Johns Island is not up to handling future expansion. Bohicket Road and River Road are two lane country roads.

Kiawah and Seabrook Councils have appointed representatives to work with the Johns Island (JI) Council, and others to establish common goals. Since JI is unincorporated, this group needs to build consensus and then lobby the County Council, City Council, and the state, to develop a plan to have the infrastructure in place ahead of the already approved development, as well as future development. The growth cannot be stopped but it can be managed. Bohicket Rd., for example, could have four lanes, as does the Betsy Kerison Parkway, with the grand oak trees in the center median.

### **Armand Glassman**



Integrating the life style, interests, needs and desires of the various constituencies of Kiawah is a challenge for now and the future. We have voters, full and part-time residents, renters, visitors, developers, builders and realtors representing varied interests. The Town Council will be required to monitor the demographics of the diverse groups, study the impact on the environment, access to services, transportation, beach integrity and traffic patterns. Areas of interest should be identified, prioritized, studied and discussed. Viable plans of action should be developed. Town Council should take the initiative through involvement of Kiawahians and appropriate expert counsel. Plans and solutions would be proposed, vetted and implemented. Two major issues, in addition to the Development Agreement are: 1. traffic control and safety on and off KI and 2. taxation and use of the monies.

### **Charles Lipuma**

Complete the development of Kiawah in a way that preserves the islands natural beauty, protects property values and enhances quality of life.

The major undeveloped properties on Kiawah are Cougar Island and about 25 acres at the East Beach Sanctuary site. Of equal importance, given its location and high visibility, is the 20 acre West Beach Inn site.

Town Council needs to carefully evaluate the development intensity at each of these sites. Potential issues include the impact on traffic both up-island and in the resort area, availability of amenities and preservation of green space. The overall objective must be to further enhance the look, feel and value of our community.

### **Don McIver**

The most important issue facing Town Council is continuing to maintain a proper balance between Kiawah's residential property owners and the Island's commercial interests. An appropriate balance between these sometimes competing interests will help insure that Kiawah, as we know it, will continue into the future. Successive Town Councils have an obligation to insure that those attributes that make Kiawah so special remain in place. These include Kiawah's unique beach, residential neighborhoods, sensitivity to nature and our amenities. Continuing to accomplish this will require maintaining dialog and cooperation with the Islands commercial interests including the developer, KRA, and the Resort.

### **G. Steven Orban**



Obtaining a permit to construct a bike path and make improvements to the Kiawah Island Parkway. The bike path requires the taking of 1.3 acres of salt water wet lands. The permitting agencies require that the Town mitigate said taking of this small wetland area. Since the Town does not own land, it is difficult to find a high ground area that can be converted to wet lands. We are attempting to work with the agencies to find a mitigation source elsewhere locally or in other parts of South Carolina. This is not an easy task.

### **William G. Wert**

I think there are a few "most important issues" that the next Kiawah Town Council will face. The building of a sense of Community has been more effective recently with our external partners, Seabrook & Johns Islands than internally. While overall we have proven we can work together with the three other major Kiawah entities, our developer (KRA), the resort (KIGR), and the community association

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(KICA), there is always room for improvement. A great example of the parts adding up to a greater whole is the recent beach renourishment project.

Improving the roads across Johns Island as well as our own parkway and bike path are near the top of the issues list.

Ensuring the property tax reform continues is also of high priority.

### **Thomas H. Winkleman**

At the present time it seems that the name Kiawah is a real estate developer's greatest asset. We have seen it applied to the Cassique golf course, the Freshfields retail development, and to what used to be Hope Plantation. (Now called Kiawah Island River Estates) We even have a large sign announcing "Kiawah Island" on the Round-about. Is this a sneaky way of annexation? I think this expansion of name use results in a dilution of the exclusivity of our island. It is a way of transferring value from Kiawah Island Property Owners to adjacent areas. I think that the use of the term "Kiawah" needs to be restricted to the land seaward of the bridge as much as possible.

As I recall, the resort has the right to use the logo and name in their work. Perhaps there is a way for the town to restrict the use of this name from other nearby geographical areas.

**Question 2: Although negotiations between the Town, the Community Association and Kiawah Island Golf Resort have reached an impasse regarding development and amenities, do you think the gap between the Resort and other interested parties can be closed? If so, how do you propose to accomplish this?**

### **Alan L. Burnaford**

I do not agree that an impasse has been reached. We are still talking. The Town Council asked KIGR to enter discussions leading to a development agreement. An agreement would benefit both parties. It would give a common ground, for a length of time, to develop property without having to work around the possibility of a different council every two years. If the Council and/or KIGR do not sign an

agreement, then the development process for KIGR remains the same as it is today. KIGR can petition the Planning Commission for land use and zoning changes when they have all of the plans ready for each development.

We are still talking, and this is good.

### **Armand Glassman**

The Town Council should continue to pursue negotiations related to an Agreement with KIGR. KIGR and TOKI must have a working relationship under the present circumstances to permit access for residents to amenities. My suggestion is that a starting point may be to negotiate for a fee (monthly or yearly) basis much as the Governor's Club depending on which amenities the resident is interested in using. Discussions should be reopened possibly with the use of an arbitrator. The agenda could include items where there are some mutual interests and agreements. As they are addressed, it may be possible to progress to more difficult issues.

### **Charles Lipuma**



KIGR is a privately owned commercial enterprise. As such they control how they plan and manage their businesses. For any of their properties, the Resort is free to plan based on current zoning, ask for rezoning or seek a development agreement. As property owners that decision rests with them.

A development agreement is a contract with the Town that locks-in a developer's vested rights for five or more years, depending on the size of parcels. As such the Town must carefully and responsibly evaluate any such agreement and receive commensurate value in return. That objective is accomplished through a process

of give and take negotiations. I for one stand ready to work expeditiously on any property development proposal the Resort may wish to submit to the Town.

### **Don McIver**

While formal negotiations on a development agreement between the Town and the Resort have ceased, informal discussions have continued on several levels. Because of this, I believe it would be inappropriate for me, as a member of Town Council and a participant in these discussions, to comment further. However, the absence of a formal development agreement does not in any way hinder or preclude the Resort from redeveloping the west beach area. The Resort has the same option that's statutorily available to all property owners which is to submit its redevelopment plans to the Town's Planning Commission for approval.

### **G. Steve Orban**

Although formal negotiations with the Resort have stopped, it is possible they may be restarted. Therefore, I cannot comment on our previous discussions with them. Philosophically, I believe it is KIGR's responsibility to propose a comprehensive request and be willing to negotiate with Council on issues the Town thinks are important to our citizens.

There are no specific limitations on what the parties may feel are important, therefore both must be open minded on the issues. A ten year agreement would provide certainty as to how KIGR may develop their various parcels. Any agreement should also benefit the Kiawah community.

### **William G. Wert**

I believe it is in Kiawah's best interest to have a comprehensive Development Agreement with KIGR, similar to the recently signed agreement with KRA. As with that agreement, it must be a fair exchange that is a win-win for all of our property owners. The discussions are on going and it would be a breach of confidence to disclose the details. We have a long way to go, and a procedure that includes our Planning Commission, public hearings, and a series of legal procedures that must be completed before implementation.

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### Thomas H. Winkleman

The destiny of the closed Kiawah Island Inn is a concern to all the island stakeholders. I would surmise that the Kiawah Island Golf Resort (KIGR) entered into the recently discontinued negotiations with the Town of Kiawah Island (TOKI) for the primary purpose of increasing the flexibility of their planning for this property. The TOKI really had no other leverage, other than help with permitting, to put forth to obtain a development agreement that committed KIGR to guarantee property owners certain amenity rights.

This is not to say that KIGR had no other rea-

son to talk with the town, as in the past they have strongly indicated their concern for property owners. As a business man I can easily understand why KIGR enforced pool restrictions at Night Hereon and the Sanctuary. As rental property investors, it is up to those property owners to provide the capital and leadership to fill any amenities not provided elsewhere.

If there is an ill feeling, and I don't know that there is, between TOKI and KIGR a consideration should be given to changing the negotiating persons on both sides so that another avenue can be found to make this a win-win situation.

*The polls for the election are located at the fire station on Sora Rail Road, and will be open from 7:00 a.m. to 7:00 p.m. on December 5. Absentee ballots will be available only through the Charleston County Board of Voter Registration on 3360 Rivers Avenue, N. Charleston, SC, 29405 (843) 744-8683. You must contact the registration office to obtain your ballot no later than December 1, 2006.*

*The election results will be posted to the Town's website (<http://www.kiawahisland.org>) by 5:00 p.m. on December 6, 2006.*



## KICA Employee Profile: *Brandon Robertson*

Brandon has been with KICA for three seasons as a full-time staff member. He began his work here as a part-time employee, during his summer breaks from school. Brandon is an example of patience and dedication, working his way up from the dirty and tough "seasonal employee" jobs to the dirtier and tougher crew leader jobs.

Brandon is an excellent worker, always eager to help anyone and everyone. He continually improves his personal skills and his techniques out in the field. Brandon is extremely well

rounded as an employee. His increasing plant knowledge, and his proven skills with all of our equipment and vehicles, makes him one of our most versatile employees.

The most important thing to remember about Brandon is that he has an easy-going personality. This may be attributable to his extracurricular activities, including performing as a member of a band called "Tripping the Mechanism." Please take the time to let Brandon know how much he is appreciated.

## Real Estate Corner

Property Type	3rd Quarter 2006 (July-Sept)				3rd Quarter 2005 (July-Sept)				Quarterly Change	
	Sales Price				Sales Price				#	Price
	#	High	Low	Average	#	High	Low	Average		
<u>Homes</u>										
\$1 million and below	6	980,000	725,000	847,667	17	1,000,000	520,000	782,879	-65%	8%
\$1 million to 2.5 million	16	2,400,000	1,100,000	1,523,750	20	2,450,000	1,012,500	1,516,325	-20%	0%
\$2.5 million and above	7	6,000,000	2,950,000	3,965,429	6	4,800,000	2,725,000	3,647,917	17%	9%
<u>Lots</u>	33	4,400,000	880,000	1,215,727	70	2,595,000	235,000	754,875	-53%	61%
<u>Cottages/Villas</u>										
1 bedroom	9	935,000	340,000	453,556	13	472,500	257,500	381,308	-31%	19%
2 bedroom	13	1,285,000	460,000	666,115	30	850,000	465,000	628,332	-57%	6%
3 bedroom	7	1,775,000	785,000	1,204,643	10	1,550,000	595,000	967,000	-30%	25%
4 bedroom	0	0	0	0	1	2,575,000	2,575,000	2,575,000	-100%	-100%

**Note: This report is a summary of all sales transactions on Kiawah Island from all sources. This information was compiled by Kiawah Island Real Estate for the exclusive non-commercial use of the KICA Communications Advisory Committee. While it is believed to be accurate, a lag in reporting recent sales closings may occur due to the nature of obtaining this data from multiple sources.**

## 2007 Annual Meeting:

### *Two Property Owner Director Positions to be Filled*

As the calendar turns the page to a new year, your community association looks to the future of the association, and it's Board of Directors. As required by the association covenants, KICA is asking for member candidates to fill two Property Owner Director seats, to be elected at the March 2007 annual meeting.

#### **Meeting Date and Time**

The 2007 annual meeting will be held Sunday, March 18, 2007 at 2:00 p.m. at the East Beach Conference Center

#### **Legal Date of Record**

The official record date is January 24. Following that date, no changes in property ownership will be recognized for the purposes of voting.

#### **Election**

The membership will elect two Property Owner Directors at the 2007 meeting, resulting in a board of six Property Owner Directors and one Developer Director. KICA President Dick Sula will complete his three-year term at the 2007 annual meeting, as will Property Owner Director Avril Fenwick.

#### **Board Service**

Board members are required to exercise fiduciary responsibilities on behalf of their fellow members, to attend monthly board meetings, and to attend special board meetings or working sessions, as the need arises. Also, board members individually serve as liaison to, and attend the meetings of, two or three board-appointed volunteer committees, which typically meet monthly. Board service involves a considerable time commitment, as board

members attend other meetings (Town, Resort, developer, etc.) and must review a substantial amount of materials to fulfill their overall duties. For a full description of the responsibilities and time requirements, please request the *Board Service Overview* from KICA by sending an e-mail to [Tammy.Mcadory@kiawah-owners.org](mailto:Tammy.Mcadory@kiawah-owners.org), calling toll-free at 1-866-226-1770, or calling locally at (843) 768-9194.

#### **If You Want to Run**

KICA members interested in running for election may place their names into nomination by submitting a signed *Application*, *Fair Campaign Pledge*, and *Statement of Intent to Run*, which are included in the *Board Service Overview*. Two other members must sign the statement: one placing the candidate's name into nomination, and the other seconding the nomination. A one-paragraph biography and a detailed position statement must accompany these materials. The biography and position statement must be no more than 200 words total.

Candidates are also required to sign the *Board Service Overview*, indicating their understanding of responsibilities. All materials are due to the KICA office by 5:00 p.m. on December 20, 2006. Please send these to the attention of Tammy McAdory either by U.S. mail to 23 Beachwalker Drive, Kiawah Island, SC 29455, by fax to (843) 768-4019, or by e-mail to [Tammy.McAdory@kiawah-owners.org](mailto:Tammy.McAdory@kiawah-owners.org). You may also contact Tammy for further details about the nominations process, or any other annual meeting business. Candidates should be prepared to provide additional campaign information and photographs for newsletters, and to participate in a "Meet the Candidates"

event, if there are more candidates than there are seats to be filled.

#### **Annual Meeting Motions**

KICA covenants effectively limit the type of substantive motions that can be made from the meeting floor to Advisory Motions. Advisory Motions request that the board consider undertaking some action or policy, as opposed to a motion that would require the board to take a specific action. For example, if a member wanted the board to reduce the quorum requirement for the annual meeting, he/she could make an Advisory Motion that the board consider doing so from the floor. He/she could not, however, make a motion from the floor that the board take that action. While Advisory Motions can be made from the floor, it is prudent to submit them in advance of the meeting, so that the board has ample time to consider the matter, and include it on the agenda. Advisory Motions for the 2007 annual meeting must be submitted in writing by January 29, 2007.

Using the above example, a motion to reduce the quorum requirement, which would require a vote of the membership, would be a Non-Advisory Motion. These must be submitted well in advance of a meeting, to allow time for research, printing and mailing. Non-Advisory Motions for the 2007 annual meeting must be submitted by December 12, 2006.

The Kiawah Island Community Association is a highly renowned organization, but it is nothing without the participation of its members. Please plan to attend the 2007 annual meeting on March 18, 2007.



## Ring in New Year at Night Heron Park

Countdown the end of 2006 and ring in 2007 with friends and family at Night Heron Park at this complimentary event sponsored by the Town of Kiawah Island and the Kiawah Island Golf Resort. The party, to be held on Sunday, December 31 from 5:30 – 10:00 p.m., is full of entertainment suitable for people of all ages.

The celebration will feature live music, fireworks, and food. A full à la carte dinner will be

served, including roasted oysters, barbecued chicken and ribs, homemade coleslaw, molasses baked beans, delicious desserts and kettle corn. Dinner will be served until 9:30 p.m. Other activities will include train rides, jump castles, and live music by the band "Twisted Hip." The party will conclude with an exciting fireworks finale at 10:00 p.m. from the Night Heron Park Soccer Field!

# Kiawah Island

≈ DIGEST ≈

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## President Bush and Vice President Cheney Visit Kiawah



The presidential helicopter, *Marine One*, landed on the Ocean Course on October 28.  
Photo courtesy of Mr. Don McIver

Kiawah was in the national spotlight again on the weekend of October 27th as the Republican National Committee held fund raising events at the Sanctuary.

Vice President Cheney visited the event on Friday and President Bush arrived on Saturday. Both landed at the Charleston Air Force Base where President Bush spoke to and visited with base personnel for about an hour. Both planned to travel to Kiawah by helicopter, but Mr. Cheney was obliged to take the “scenic route” when bad weather prevented him from flying to the island.

Saturday’s weather was more accommodating, permitting the President’s helicopter to fly, landing at the Ocean Course about 6 pm. A motorcade took him to the Sanctuary causing brief traffic delays due to additional security. Both officials left the same day they arrived.

Approximately \$850,000 was raised at the Kiawah Island event. This was the first visit by a sitting President and Vice President to our island and all went smoothly for our prominent guests.