

KIAWAH ISLAND COTTAGE OWNERS ASSOCIATION
Mid Year Board Meeting
November 15, 2008
8:00 AM

Call to Order:

Colonel Joseph Evangelist called the board meeting of the Kiawah Island Cottage Owners' Association, Inc. to order at 8:10 a.m. on Saturday, November 15, 2008. The meeting was held in the Ravenel Associates Conference Room at 3690 Bohicket Road, Suite 1-A, Johns Island, SC 29455.

The following Board Members were in attendance:

<u>Attendees</u>	<u>Address</u>
Colonel Joseph Evangelist	1025
Mrs. Marti Hawkins	1209
Mr. John Connolly	1020
Gen. Paul Glazar	1057
Mrs. Susie Oringel	1208

Also, in attendance was Ms. Lynn Rentz representing the Managing Agent, Ravenel Associates, Inc.

COL Evangelist stated the tree trimming was complete. COL Evangelist asked Ms. Rentz to get a proposal for the annual maintenance from Mr. P.O. Mead.

The next item on the agenda was the Delinquencies. The only account in delinquent status was 1024 - Thomas Liepman. His account is now 120 days past due and in lien status. The Board agreed to send him notice of the lien and revoking his amenity usage.

The modification requests were reviewed next. There were four requests since the April meeting. All four requests had been approved. The Board then discussed the status of the gates and renai screening at 1024. They agreed that Ms. Rentz should send a letter on behalf of the Board stating the screening of the renai water heater is unacceptable.

Next item on the agenda was the letter received from Ravenel Associates on August 5, 2008 requesting a 2% fuel surcharge. COL Evangelist stated he had spoken to Mrs. Beth Tyrrell, the Controller with Ravenel, and they had agreed to \$10.00 a month charge to be renegotiated at a later date. The Board Members agreed that Ms. Rentz should draft a letter stating the gas crisis is over and the surcharge should be stopped immediately.

COL Evangelist stated he felt the Rules and Regulations should be sent out to all rental agents and homeowners before rental season. Ms. Rentz is to fax to all of the rental companies.

COL Evangelist explained he and Ms. Rentz had met with KICA and the ARB in reference to the modification procedures in place. Several island boards felt they were taking on too much of the ARB's responsibility and no longer wished to review request first. COL Evangelist stated he had drafted a letter stating the KICOA Board would like to continue to review all request before the ARB. Furthermore, the board would also like to be informed of any change request made throughout the construction, as well as periodic inspections before completion. All Board members agreed. The letter has been attached and becomes a part of these minutes.

A board member stated they noticed work being done on the decks at 1092 Sparrow Pond with no permits posted. Ms. Rentz will contact contractor.

The next item for discussion was website upgrades. Discussion ensued, and it was decided that Gen. Glazar would update the website. He asked if there was anything not already on the website the other board members felt should be. Discussion ensued; it was decided there were no additions at this time.

Next, the Parcel 23 referendum was discussed. COL Evangelist stated the referendum is on a piece of property behind the second gate. He stated KICA is in negotiations with the developer to purchase the property. This item was discussed at the Executive Council of Regime Meeting. COL Evangelist felt that it was important for the Association to make all of its members aware of what this referendum was and meant for KICOA members.

COL Evangelist stated that Gen. Glazar had drafted a letter to the KICOA members indicating Board is not in favor of this referendum and why. Discussion ensued. A copy of the letter is attached to and becomes a part of these minutes. A motion was made to send the letter of non-support to the KICOA members with several changes. The motion was seconded and passed by a three /two vote.

COL Evangelist discussed the two Regime Executive Council Meetings. KICA hired architects and landscape architects with whom COL Evangelist not only spoke to, but walked the property with. There is a great article on the KICA website about the landscaping. However, no report was ever published on the architecture. COL Evangelist did explain the architect's comments in reference to the cottages, the discussion included enclosing underneath the cottages and use of brighter paint colors. COL Evangelist emailed the names of the paint colors to the architect that were previously submitted to the ARB for approval and denied. Included in the email were screening of the HVAC units, trash enclosures and additional bike racks at the pool area.

COL Evangelist was impressed with the landscape architect. The landscape architect recommended stop spraying for weed control. Our association was in good shape overall.

Next item for discussion was the pool area. Mr. Connolly and COL Evangelist walked the area and felt that upgrading was definitely needed. Discussion ensued as to the type of upgrades. The following items were discussed:

1. New fencing with an electronic gate similar to one at the Sandcastle.
2. More bike storage.
3. Platform for the shower and longer arm on the shower head.
4. Repair of the lock and door. Clean up area around pump room at rear of building.
5. Replacement of the life ring and back board. Clean up the back board storage area.
6. Bathrooms: New fixtures
 - Painting
 - Toilets
 - Stainless Steel Partitions

Also discussed was the pool contract. It was decided that Ms. Rentz should get several quotes for pool maintenance contract to include the janitorial service also, pool maintenance and janitorial should be quoted separately.

Next discussion moved to the new paint colors for the building and the trim. Discussion ensued. It was decided that COL Evangelist would arrange a meeting with Amanda at the ARB in order for Mrs. Hawkins to make a presentation, regarding the painting.

The last item on the agenda was to establish the next meeting dates. They are as follows:

BOD Meeting - Friday, April 24, 2009 at the Ravenel Associates Conference Room.
Annual Meeting - Saturday, April 25, 2009 at the Kiawah Island Council Chambers
(Times to be determined)

With no further business, the meeting was adjourned at 10:40 am.

Respectfully submitted,

Lynn Rentz, Manager
Kiawah Island Cottage Owners Association