

MAYOR:
Bradley D. Belt

MAYOR PRO TEMPORE:
Russell A. Berner

TOWN ADMINISTRATOR:
Stephanie Tillerson

TOWN ATTORNEY:
Stafford J. McQuillin III



COUNCIL MEMBERS:
E. Luke Farrell
Madeleine Kaye
Lance Spencer

TOWN COUNCIL
Municipal Center Council Chambers
February 3, 2026, 2025, 1:00 pm

AGENDA

- I. **Call to Order:**
- II. **Pledge of Allegiance**
- III. **Roll Call:**
- IV. **Approval of Minutes:**
 - A. Minutes of the Town Council Meeting of January 6, 2026 [Tab 1]
- V. **Citizens' Comments (Agenda Items Only):**
- VI. **Presentation:**
 - A. Reserve Study Report Presentation – Reserve Advisors [Tab 2]
- VII. **Updates:**
 - A. Mayor
 - B. Council Members
 - C. Administrator
- VIII. **Old Business:**

None
- IX. **New Business:**
 - A. To Consider Approval of **Ordinance 2026-05** - An Ordinance To Amend Article 10 – Utilities, Chapter 2. Utility Services Operating Agreement, Section 10-202. Sewerage - **First Reading** [Tab 3]
 - B. To Consider Approval of **Ordinance 2026-06** - An Ordinance to Repeal and Replace Article 15 – General Offenses, Chapter 5. – Fish And Wildlife Regulations – **First Reading** [Tab 4]
 - C. 2026 Committee and Board Appointments
 - a. Audit Committee [Tab 6]
 - b. Board of Zoning Appeals [Tab 7]
 - c. Construction Board of Appeals [Tab 8]
 - d. Infrastructure and Public Works Committee [Tab 9]
 - e. Planning Commission [Tab 10]
 - f. SATAX Committee [Tab 11]
- X. **Citizens' Comments:**

*Each speaker shall be limited to five minutes. No more than 30 minutes shall be allowed for citizen presentations, comments, and/or questions, and the time shall be divided equally among those requesting to speak.

FOIA: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.

XI. Executive Session:

- A.** Executive Session - in accordance with SC Code Section 30-4-70(a)(2) to receive legal advice protected by the attorney-client privilege concerning the settlement status of Captain Sam's Spit litigation and the discussion of the settlement offer concerning the pending BZA Appeal (2025-CP-10-06113). Upon returning to open session, Council may take action upon matters discussed in Executive Session.

XII. Council Member Comments:

XIII. Adjournment:

*Each speaker shall be limited to five minutes. No more than 30 minutes shall be allowed for citizen presentations, comments, and/or questions, and the time shall be divided equally among those requesting to speak.

FOIA: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.



TAB 1

TOWN COUNCIL

Agenda Item

TOWN COUNCIL
Municipal Center Council Chambers
January 6, 2026, 2025, 1:00 pm

Minutes

- I. **Call to Order: Mayor Belt called the meeting to order at 1:00 pm.**
- II. **Pledge of Allegiance**
- III. **Roll Call:**

Present at the Meeting: Bradley Belt, *Mayor*
Russell Berner, *Mayor Pro Tem*
Luke Farrell, *Council Member*
Madeleine Kaye, *Council Member*
Lance Spencer, *Council Member*

Also Present: Stephanie Monroe Tillerson, *Town Administrator*
Dorota Szubert, *Finance Director*
Mac McQuillin, *Town Attorney*
John Taylor, Jr., *Planning Director*
Kate Russell, *Mauldin & Jenkins*

- IV. **Approval of Minutes:**
 - A. **Minutes of the Town Council Meeting of December 2, 2025**

Mayor Belt stated that the minutes for the Town Council Meeting of December 2, 2025, were circulated prior to the meeting.

Mayor Belt noted that he had submitted a few edits and clarifications to the clerk, primarily to address typos. Mayor Pro Tem Berner indicated he had also submitted edits to the clerk.

With the changes submitted by Mayor Belt and Mayor Pro Tem Berner, the minutes were approved.

- V. **Citizens' Comments (Agenda Items Only):**

Joanne Hennessy, Planning Commission Chair – 12 Blue Heron Pond Road

Ms. Hennessy requested that Council remand the dock designation change issue back to the Planning Commission. She explained that since their last meeting, they had received more information and wanted to perform further due diligence to provide the Council with a complete analysis.

John White identified himself as the owner of the dock in question (245 Eagle Point) and stated he agreed with remanding the matter back to the Planning Commission.

Brad McIlvain – 146 Blue Heron Pond Road

Mr. McIlvain commended the Council for conducting an internal controls assessment, suggesting it was necessary given the informal nature of some island operations. He questioned whether Town-issued credit cards were necessary and suggested that a timely reimbursement policy may suffice.

Mayor Belt responded that credit cards were issued to a limited number of Town officials with appropriate spending limits, with the highest limits assigned to himself and the Mayor Pro Tem for emergency purposes. He noted that the limits on other cards were kept low (between \$1,000 and \$5,000), thereby mitigating risk.

Shannon White, Chief Operating Officer for KICA (Kiawah Island Community Association)

Ms. White addressed the Council regarding the drafted noise ordinance on the agenda. She explained that the ordinance's restrictions on commercial landscaping activities would significantly impact KICA operations, which typically begin at 7:00 AM, with some maintenance teams starting between 6:00 and 7:00 AM.

Ms. White requested that KICA receive the same carve-out as golf course maintenance, allowing them to start at 6:30 AM with no location or holiday restrictions. She outlined several concerns with the current draft:

- The location restriction would force all landscape teams onto three main roads during peak traffic times
- These roads represent only 13% of the total roadways KICA maintains
- The ordinance would prevent work on other roads, leisure trails, and boardwalks until after 8:00 AM
- KICA would be unable to handle overnight work orders immediately
- Golf courses are permitted to work without exception in the same neighborhood areas
- Home construction is permitted starting at 7:00 AM and creates substantially more noise
- The holiday exclusions do not align with KICA's holiday schedule, particularly on Presidents' Day and Veterans' Day
- The ordinance could hamper mosquito abatement work, which occurs between 4:00 and 6:00 AM

Ms. White concluded by requesting either the same restrictions as golf course maintenance teams or full exclusion from the definition of commercial landscaping.

Mayor Belt engaged in dialogue with Ms. White, asking whether a restriction on the use of powered equipment alone would be acceptable. Ms. White asked for clarification about whether this would include mowers as well as blowers. The Mayor confirmed it would apply to all powered equipment but noted a separate provision specifically addressing two-cycle gas-powered leaf blowers.

VI. Presentation:

A. Internal Controls Assessment – Mauldin & Jenkins

Kate Russell, Director in Mauldin & Jenkins Government Advisory Practice, presented the results of the Town's internal controls assessment. She explained that her practice is distinct from the audit practice and focuses solely on operational reviews, internal controls, and compliance assessments.

Ms. Russell outlined the scope of their work, which included:

- Assessing the design of financial controls
- Examining the depth and breadth of the internal controls environment
- Determining if controls were being implemented consistently
- Identifying any gaps in controls
- Providing process improvement recommendations

The assessment found that:

- The Town's financial internal controls and procedures are adequately designed
- Controls are consistently implemented and function as designed
- No significant control gaps were identified

Ms. Russell described their four-phase approach:

- Information gathering (policies, processes, audits, forms, templates)
- Staff interviews and shadowing
- Implementation testing through sample verification
- Report preparation

The assessment used an inherent risk evaluation process, examining generic risks before considering existing controls. They assessed based on transaction volume, vendor interactions, contracts,

operational procedures, inherent impact, fraud risk, and reputational risk. Six areas were selected for specific testing using convenience sampling.

Overall, Ms. Russell indicated the town is in a financially mature position with the right mix of controls that are neither overly burdensome nor lenient.

The assessment yielded two findings:

- Credit Card Documentation: While dollar limits were not exceeded, cards are sometimes borrowed between employees. She recommended strengthening documentation about card possession and usage.
- Procurement Documentation: Some procurement activities lacked robust supporting documentation. The new procurement policy should help address this going forward.

The assessment also provided 17 observations organized in three categories:

- Increased documentation or standardization of documentation
- Enhancing controls and security
- Process optimization opportunities

Ms. Russell commended the Town, the Audit Committee, and leadership for proactively undertaking the assessment, noting that it demonstrates a commitment to transparency and effective operations.

Mayor Belt thanked Ms. Russell and her team, as well as the Town's Audit Committee, Finance Director, and staff. He emphasized the administration's commitment to financial integrity and transparency, noting the recent adoption of revised accounting and procurement policies. He explained that while the Town had received clean opinions in the past, this assessment was designed to ensure they were "crossing t's and dotting i's."

Council Member Farrell provided extensive commentary, first asking Ms. Russell to share her background. She detailed her Master's in Public Administration from the University of Georgia, her experience as CFO of a Georgia state agency administering \$100 million in grants, her role as Executive Director of Administration for Explore Georgia, and her six years with Mauldin & Jenkins. He noted that the audit was conducted in conjunction with the financial audit to improve efficiency and thanked the Audit Committee Members for their expertise and contributions. He emphasized that the assessment addressed concerns that had arisen in SATAX work and Charitable Contributions, and the importance of addressing reputational risk.

Mayor Pro Tem Berner raised significant questions about past fraud, referencing an employee theft from approximately 10 years ago. He asked what controls prevent recurrence.

Ms. Tillerson stated that a number of controls had been put in place through previous Councils, including the Audit Committee and an Accounting Procedures Manual. Mayor Belt added that a control requiring at least two signatures for every expenditure was also implemented.

John Wilson, an audit committee member and a former Council Member, was invited to speak. He explained that he was a new Council Member at that time and detailed the rapid implementation of controls, including:

- New payroll system with stronger controls
- Reduction and control of credit card issuance
- Strengthened purchasing, disbursements, and petty cash procedures
- Enhanced bank account access controls
- Creation of the audit committee immediately after the incident

Mr. Wilson stated that there have been continuing improvements and expressed confidence that what we experienced back then could not happen today.

VII. Updates:

A. Mayor

Mayor Belt wished everyone a Happy New Year and announced several items:

- Quarterly Town Hall: Scheduled for January 22nd (Thursday) at 4:00 PM, serving as the annual state of the town address with open Q&A
- Strategic Planning Meetings: January 27-28 (Tuesday-Wednesday), open public meetings welcoming community input
- Beachfront Overlay District Workshop: January 16th at 10:00 AM, following up on substantial community interest from last year
- Tree Work Update: Continuing on Kiawah Island Parkway Thursday and Friday, with potential extension to January 10th if needed

Mayor Belt addressed the tree work continuing on Kiawah Island Parkway, acknowledging the significant traffic delays that occurred on December 29th. He explained that while the work had been scheduled for January/February, contractor availability was limited as KICA had contracted with the same service provider. He took responsibility for the scheduling issues and explained that work was cut short and rescheduled when delays became excessive.

B. Council Members

Mayor Pro Tem Berner reported on the following:

- He commended the CERT (Community Emergency Response Team) for their work during the marathon, where they effectively assisted several runners in distress, including two who fainted on the course.
- Reported attending the MUSC ribbon cutting and praised both the facility and its well-trained staff.
- Noted that he will be meeting with the STJFD Fire Chief Kunitzer in two weeks to implement tabletop exercises for the CERT group, one addressing hazardous spill response and another covering traumatic events on the island.

Council Member Kaye reported on the following:

- The composting initiative at the marathon is a partnership between the Go Green Committee and the resort. The effort reached 5,000 runners and produced 1.8 tons of compost, setting a record for the area. She credited Fran Williams (Go Green Committee Chair) and Liz King from the Resort.
- The launch of "Kiawah Conversations," focuses on resiliency, sustainability, wildlife, and the environment. The program will be held on Thursdays at 3:00 PM when "Our World" programs aren't scheduled. The first program on January 29th will feature Dr. Brian Shamblin from the University of Georgia, who studies sea turtles.

Council Member Kaye shared concerning news about the latest Bobcat death, noting that while the animal was likely killed by a vehicle, the necropsy found six anticoagulant rodenticides in its liver. The bobcat was in extremely poor health, at less than half its tagged weight from the previous year. Kaye indicated that she and town biologist Jim Jordan would engage with major pest control providers on the island to address this issue.

Council Member Farrell thanked various committees and individuals for their work in 2025:

- The Audit Committee for their expertise and time
- The SATAX Committee members who spent more time than they probably ever spent on SATAX before.
- The staff members who worked on Charitable Contributions

- Individual staff members, including John Taylor (planning and zoning education), Dorota Szubert (finance, audit, and SATAX), Jim Jordan (wildlife, birds, Captain Sams Spit), and Brian Gottshalk (Paths and flood remediation)
- Special recognition for Town Administrator Stephanie Tillerson, who taught me a lot this year.

Council Member Farrell concluded with an announcement about oyster reef construction volunteering with the Kiawah Conservancy. He described making wire reefs at the Conservancy's newly purchased property, with sessions on January 7th, 14th, 26th, and February 4th at 10:00 AM.

Council Member Spencer raised awareness of personal household safety. He emphasized the importance of neighborhood watch, security cameras, and having someone check on homes during extended absences.

C. Administrator

Ms. Tillerson provided several departmental updates:

Environmental and Natural Resources:

- Bobcat trapping beginning next week with 5 collars for bobcats and 3 for coyotes, continuing through mid-February
- Second deer survey underway, with November showing relatively low numbers per square mile
- Results will be presented at February's council meeting to determine if culling is needed

Technology Updates:

- Website and app overhaul in progress
- Currently in the final stages, now doing site map work
- New website hopefully launching by March

Events and Meetings:

- Liquid Pleasure event this Friday
- January 15th SCDOT Commission meeting in Columbia regarding transfer of a portion of Betsy Kerrison Parkway from Resurrection Road outbound to the roundabout.

Communications:

- Christmas tree collection reminders posted on website and e-blasts
- Collections on Thursdays with trees needing to be bare
- Encouraged residents to sign up for e-blasts to find answers to common questions

Mayor Belt added context on the SCDOT road ownership issue, noting that South Carolina has the fourth-largest number of miles under the state Department of Transportation's responsibility in the country, yet collects lower gas tax revenue than other states. This explains difficulties in getting SCDOT to maintain roads like Bohicket.

VIII. Old Business:

A. To Consider Approval of Ordinance 2025-15 – An Ordinance to Amend the Noise Standards Within the Town of Kiawah Island and to Repeal Chapter 8, Sections 15-801 Through 15-807 of the Town Municipal Code – Second and Final Reading

Mayor Belt explained that based on community feedback, the ordinance had been modified from first reading to focus only on prohibiting two-cycle gas-powered leaf blower engines, rather than all two and four-cycle landscaping equipment. This prohibition would be phased in over time.

Council Member Farrell moved to approve the second and final reading of Ordinance 2025-15, amending the Town of Kiawah Island's noise standards. Council Member Spencer seconded the motion.

During the discussion, Council Member Farrell asked about page 3, section F.4 regarding KICA's major arterial road provisions. This sparked dialogue about whether KICA should be considered a commercial entity under the ordinance. Mayor Belt proposed exempting KICA entirely from the commercial landscaping provisions, reasoning that the community association, in and of itself, represents most of the community, and that association members could address noise concerns directly with KICA.

After debate over the best location for this exemption, Council Member Spencer suggested it go under F(2). Mayor Pro Tem Berner sought assurance about the wording, initially suggesting a delay, but Mayor Belt proposed adding language stating that the community association is exempt from these provisions.

Council Member Kaye raised the topic of four-cycle leaf blowers, referencing research Mayor Pro Tem Berner had done on a Stihl model meeting acceptable decibel ratings (65 dBa). Mayor Pro Tem Berner credited Mr. Roger Warren for providing this information. The Council confirmed the ordinance only prohibits two-cycle leaf blowers, not four-cycle models.

Matthew Stanis from Kiawah Partners and Club described challenges with battery-powered equipment, including charging requirements, limited operating time, and the number of batteries needed for a day's work. He supported the focus on two-cycle leaf blowers rather than all equipment.

Additional discussion addressed:

- Golf course maintenance provisions needed to include Sundays
- Whether the Kiawah Island Club should receive similar exemptions for its facilities

Council agreed to amend the ordinance to add Sunday to the golf course maintenance exemption and to exempt KICA from the commercial landscaping restrictions.

Council Member Kaye moved to amend the ordinance to exempt KICA from section F(2) and add Sunday to golf course maintenance provisions. Mayor Pro Tem Berner seconded the amendment, and it was unanimously approved.

Following the discussion, the motion to approve the second and final reading of Ordinance 2025-15 as amended was unanimously approved.

IX. New Business:

A. Appointment of Mayor Pro Tempore

Mayor Belt explained that state statute mandates the appointment or reappointment of Mayor Pro Tem after the general election inauguration.

Council Member Farrell nominated Mayor Pro Tem Berner for another term as Mayor Pro Tem, not to exceed two years. Council Member Kaye seconded the motion, and it was unanimously approved.

B. Appointment of Haynsworth Sinkler Boyd as Town Attorney

Mayor Belt stated that the same state statute mandates the appointment or reappointment of the Town Attorney, who may be an individual or a law firm, and that the Town Attorney must be a member of the SC State Bar, as provided in the ordinance.

The Council unanimously approved the appointment of Mr. McQuillan and Haynsworth Sinkler Boyd as Town Attorney.

C. Appointment of the Town Treasurer/Finance Director

Mayor Belt moved to appoint Dorota Szubert as Town Treasurer and Finance Director. Council Member Farrell seconded the motion, and it was unanimously approved.

D. Appointment of the Town Clerk

Mayor Belt moved to appoint Petra Reynolds to continue as Town Clerk. Council Member Farrell seconded the motion, and it was unanimously approved.

E. To Consider Approval of Ordinance 2026-01 - An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning Ordinance Article II. Zoning, Division 2. Zoning Map/Districts. Sec. 12-62. Zoning Map to amend the Key Locations Map to modify the fixed dock designation to allow a floating dock at the subject property, 245 Eagle Point Road, Kiawah Island, SC. (TMS# 265-02-00-167) – Public Hearing and First Reading

F. To Consider Approval of Ordinance 2026-02 - An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning Ordinance Article II. Zoning, Division 2. Zoning Map/Districts. Section 12-78. Dock Key Locations to modify the fixed dock designation to allow a floating dock at the subject property, 245 Eagle Point Road, Kiawah Island, SC. (TMS# 265-02-00-167) – Public Hearing and First Reading

Mr. Taylor introduced the zoning and map amendment request jointly, explaining they involved a rezoning request to change a fixed dock designation to a floating dock at 245 Eagle Point Road. He noted the Planning Commission had recommended approval, but additional information had been presented since then, with the applicant and concerned parties supporting remanding the matter back to the Planning Commission for further review.

Council Member Farrell made a motion to move into Public Hearing. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.

During the public hearing, no additional comments were offered beyond those made during citizen comments.

Council Member Farrell made a motion to exit the Public Hearing and return to regular business. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.

Council Member Farrell moved to remand the matter back to the Planning Commission for reconsideration of their prior approval. Mayor Pro Tem Berner seconded the motion.

Council Member Farrell asked a clarifying question about whether the applicant could currently have boat access. Mr. Taylor explained that under the fixed dock designation, the property is limited to crabbing/fishing pier head uses without boats. In contrast, the floating designation would allow boats, lifts, and moveable parts.

Following the discussion, the motion was unanimously approved.

G. To Consider Approval of the Appointments to the Arts & Cultural Events Council

Mayor Belt presented the reappointments of current members plus two new appointments: Dean Mannion and Jack Burnett, noting their impressive and relevant backgrounds were included in the materials.

Mayor Pro Tem Berner moved to approve the appointments to the Arts & Cultural Events Council. Council Member Farrell seconded the motion, and it was unanimously approved.

H. To Consider Approval of the Civic and Cultural Center Addition Construction Committee Charter

Mayor Belt noted the charter had been revised based on Council Member comments.

Mayor Pro Tem Berner made a motion to approve the Civic and Cultural Center Addition Construction Committee Charter. Council Member Farrell seconded the motion, and it was unanimously approved.

I. To Consider Approval of the Amendment to the Audit Committee Charter

Council Member Farrell explained that the only substantive change to the charter was extending member terms from one year to two years. He emphasized the need for continuity in financial oversight and suggested staggered terms through voluntary resignations after the first year.

Council Member Farrell moved to approve the amendment to the Audit Committee Charter. Council Member Kaye seconded the motion, and it was unanimously approved.

J. To Consider Approval of the Amendment to the Public Safety Committee Charter

Mayor Pro Tem Berner explained the charter amendment would clarify committee membership, specifying representation from KICA, KIGR, Edens, St. Johns Fire District, and Kiawah residents.

Mayor Pro Tem Berner moved to approve the Public Safety Committee Charter as revised during the discussion. Council Member Farrell seconded the motion.

Extensive discussion ensued about membership composition and numbers. Issues included:

- The math of "at least four members," including one each from five entities
- Whether to specify minimum or maximum numbers
- Adding the Kiawah Island Club as a required entity, given their employment size and emergency access needs
- Clarifying St. Johns Fire District Commission rather than just the fire department
- Current overlap with commissioners who are also residents or resort employees

After discussion, Council agreed to modify the language to state that the committee shall comprise not more than seven members, including no more than one representative from KICA, KIGR, Kiawah Island Club, Edens, St. John's Fire Commission, and Kiawah Island residents, all approved by the Mayor and Town Council. The one-year term was deemed appropriate.

Following the discussion, the motion to approve the Public Safety Committee Charter as revised during the discussion was unanimously approved.

K. To Consider Approval of the Design Review Board Charter

Council Member Farrell made a motion to approve the Design Review Board Charter. Council Member Kaye seconded the motion.

Mr. Taylor explained that the charter was consistent with the structure approved by Council when they established the Design Review Board last month. The board would have five members, at least three of whom would be island property owners or residents with expertise in design professions, including architecture, landscape architecture, urban planning, construction, or similar fields.

Discussion about the scope of the Design Review Board's authority. Mayor Pro Tem Berner questioned coverage of single-family homes on Eugenia Avenue, citing ordinance section 12-130, which stated the purpose was for "commercial, mixed use, civic and multifamily residential developments."

Mr. Taylor explained that the exemptions in the applicability section exclude single-family residential, except for those not subject to review or purview of any established architectural review board. This would include certain Eugenia Avenue properties not under KICA covenants.

Mayor Belt provided context about KICA's stated intention to establish its own Architectural Review Board, though no details had been forthcoming. He noted the Town's Design Review Board would still be necessary for Freshfields and certain Eugenia properties, regardless.

Council identified a discrepancy between the intent language in Section 12-130 and the applicability section of the ordinance, agreeing that this should be corrected through a formal process at a later date.

Council Member Spencer raised broader enforcement concerns, noting an increasing perception that ARB approvals could be ignored with only the loss of the deposit as a consequence. He asked about the Town's ability to enforce subordinate approvals. Mayor Belt and Mr. Taylor explained that the Town cannot enforce private covenant restrictions under state law but could adopt similar standards into the Town code for enforcement.

Council Member Spencer also questioned whether five members were sufficient, given the board's scope, compared to seven on the Planning Commission. Mr. Taylor explained that they kept membership lower due to anticipated lower review volume and challenges in finding qualified local members.

Following the discussion, the motion to approve the Design Review Board Charter was unanimously approved.

L. To Consider Approval of Resolution 2026-01 - A Resolution to Amend the Town of Kiawah Island Planning Department Fee Schedule for the Design Review Board

Council Member Farrell stated that the proposed fee schedule was presented to the Ways and Means Committee and approved unanimously that morning. The changes establish fees for the new Design Review Board while striking through Landscaping and Tree Preservation Board fees. He acknowledged a potential gap in which tree removal might occur without fees during the transition but noted that these fees do not cover our costs anyway. He highlighted that the fees mirror those in other jurisdictions, such as Hilton Head, Mount Pleasant, and Charleston.

Council Member Farrell made a motion to approve Resolution 2026-01, amending the Planning Department Fee Schedule for the Design Review Board. Mayor Pro Tem Berner seconded the motion.

Mr. Taylor added that the schedule includes a one-time fee rather than charging per review, resulting in a lower overall cost than in other jurisdictions.

Following the discussion, the motion was unanimously approved.

Mayor Belt stated that pending litigation continuing into 2026 involves Captain Sams Spit, an appeal of a BZA matter, contract negotiations with service providers, and obtaining sewer coverage for the Town Municipal Center from the Seabrook Island Utility Commission, which will be the subject of the legal advice during the Executive Session.

Mayor Pro Tem Berner made a motion to enter into the Executive Session. Council Member Kaye seconded the motion, and it was unanimously approved.

X. Executive Session:

A. Executive Session to receive legal advice protected by the Attorney-Client Privilege (S.C. Code Ann. 34-4-70-(a)(2)) regarding pending legal matters, contract arrangements, and possible purchase of property.

Upon Returning to Open Session, the Council May Take Action on Matters Discussed in Executive Session.

Mayor Pro Tem Berner made a motion to exit the Executive Session and return to the Regular Session. Council Member Farrell seconded the motion, and it was unanimously approved.

Mayor Belt stated that the Council received legal advice on various pending matters but made no decisions during the Executive Session.

Council Member Farrell made a motion for the Council to authorize the Mayor to enter into negotiations to buy a single piece of real estate. Council Member Kaye seconded the motion, and it was unanimously approved.

XI. Citizens' Comments:

Larry Wolohan – 406 Snowy Egret

Mr. Wolohan asked whether the Town knew if KICA and Freshfields used Bobcat-friendly poisons and whether people could be asked to sign a pledge. Mayor Belt indicated that a Bobcat Guardian pledge program is available on the Town's website.

XII. Council Member Comments:

No Council Members offered additional comments.

XIII. Adjournment:

With no further business, Mayor Belt adjourned the meeting at 3:48 pm.

Submitted by,

Petra S. Reynolds, Town Clerk

Date

DRAFT



TAB 2

TOWN COUNCIL

Agenda Item

The Town of Kiawah Island

Inspect: September 25, 2025 • Revised on: January 29, 2026
Kiawah Island, SC

FULL RESERVE STUDY



The Town of Kiawah Island
Kiawah Island, South Carolina

Dear Town Council of The Town of Kiawah Island:

At the direction of the Town Council that recognizes the need for proper reserve and capital planning, we have conducted a *Full Reserve Study* of The Town of Kiawah Island in Kiawah Island, South Carolina and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, September 25, 2025.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a “Level I Full Reserve Study.”

An ongoing review by the Town Council and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Town Council budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help The Town of Kiawah Island plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on January 29, 2026 by

Reserve Advisors, LLC

Visual Inspection and Report by: Jon R. Walker, RS¹

Review by: Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: The Town of Kiawah Island (Kiawah Island)

Location: Kiawah Island, South Carolina

Reference: 252195

Property Basics: The Town of Kiawah Island is a mixed-use style development which consists of a Town Hall and maintenance building, in addition to various site components. The buildings were built in approximately 2017.

Reserve Components Identified: 66 Capital Planning Reserve Components and 3 Addendums

Inspection Date: September 25, 2025.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes this threshold funding year in 2056 due to the repaving of the streets and interior renovations at the Town Hall building.

Methodology: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.7% anticipated annual rate of return on invested reserves
- 3.3% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- \$7,549,174 in capital funds as of June 30, 2025 (The Fiscal Year (FY 2026) for Kiawah Island begins July 1, 2025 and ends June 30, 2026. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2025-2026 is FY 2026 or simply 2026)
- 2026 budgeted Reserve Contributions of \$884,466

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in Section 3. We recommend the Municipality prioritize the following projects in the next five years based on the conditions identified:

- Partial asphalt pavement repairs
- Annual beach/shoreline monitoring
- Partial furnishing and security system replacement
- Partial repaving of leisure trails and replacement of adjacent wood fences

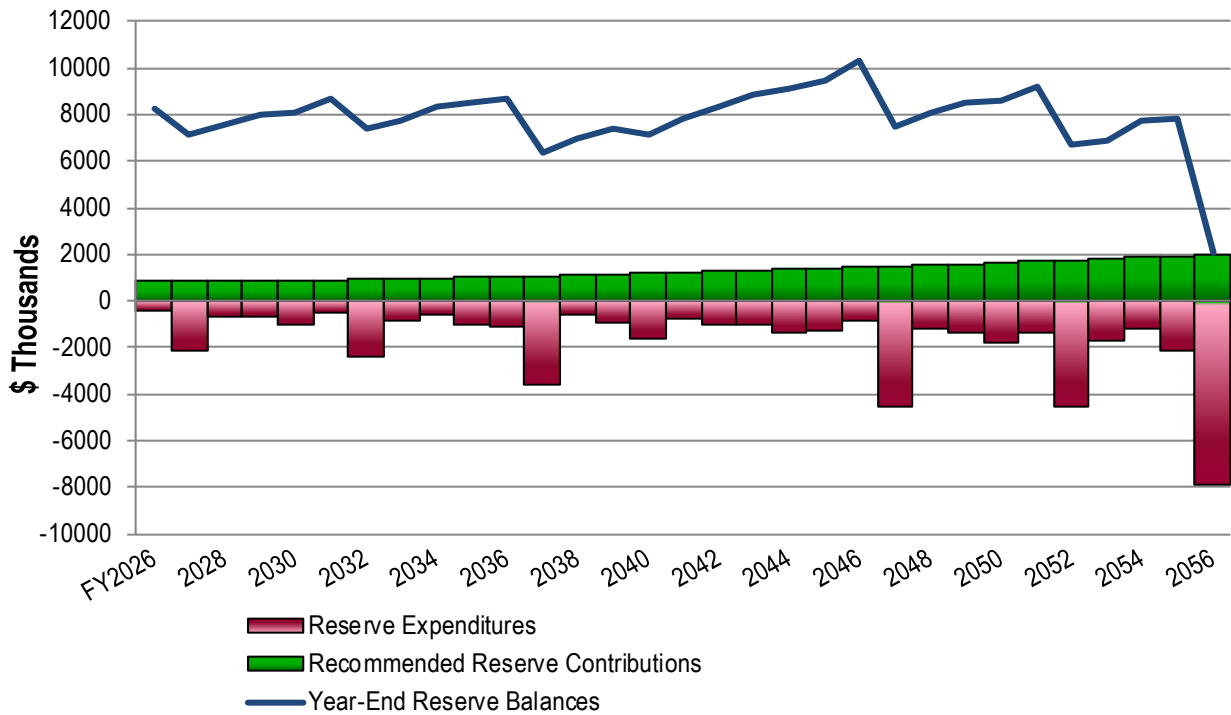
Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Stable contributions to the capital fund of \$884,500 from 2027 through 2031
- Inflationary increases thereafter through 2056, the limit of this study's Cash Flow Analysis



Kiawah Island Recommended Capital Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2027	884,500	7,143,664	2037	1,074,700	6,331,202	2047	1,486,900	7,485,071
2028	884,500	7,577,149	2038	1,110,200	6,991,391	2048	1,536,000	8,039,173
2029	884,500	8,001,160	2039	1,146,800	7,407,286	2049	1,586,700	8,515,958
2030	884,500	8,069,157	2040	1,184,600	7,160,117	2050	1,639,100	8,628,615
2031	884,500	8,653,621	2041	1,223,700	7,860,580	2051	1,693,200	9,209,651
2032	913,700	7,423,940	2042	1,264,100	8,344,114	2052	1,749,100	6,660,591
2033	943,900	7,746,522	2043	1,305,800	8,835,033	2053	1,806,800	6,915,849
2034	975,000	8,306,505	2044	1,348,900	9,091,777	2054	1,866,400	7,774,132
2035	1,007,200	8,489,773	2045	1,393,400	9,448,472	2055	1,928,000	7,780,995
2036	1,040,400	8,664,855	2046	1,439,400	10,298,406	2056	1,991,600	2,049,033





2. RESERVE STUDY REPORT

At the direction of the Town Council that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

The Town of Kiawah Island

Kiawah Island, South Carolina

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, September 25, 2025.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future Town Council members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future Town Councils and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Municipality and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Town Council conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- Kiawah Island responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

Excluded Components

for
**The Town of
 Kiawah Island**
Kiawah Island, South Carolina

Operating Budget Components
<p>Repairs normally funded through the Operating Budget and Expenditures less than \$10,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)</p> <p>The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.</p>
<ul style="list-style-type: none"> • Doors, Exterior, Miscellaneous and Utility • Doors, Garages, Interim Repairs • Doors, Interior • Landscaping, General Maintenance • Light Poles, Bollard Fixtures, Town Hall Rear • Maintenance Building, Attached Wood Fence • Maintenance Building, Exhaust Fan • Maintenance Building, Interior, Wood Laminate Floor Coverings and Interim Renovations • Maintenance Building, Rest Room, Plumbing Fixture Replacements • Maintenance Building, Small Equipment and Landscaping Tools • Maintenance Equipment, Small • Maintenance Vehicles, Miscellaneous Equipment¹ • Other items typically funded through the Operating Budget • Pavers, Interim Repairs and Resetting • Signage, Miscellaneous • Site Furniture Including Benches/Picnic Tables • Staff, Storage and Service Areas • Town Hall, Exterior, Light Fixtures • Town Hall, Interior, Kitchen, Near Offices, Interim Small Appliance Replacements • Town Hall, Interior, Terrazzo Floor Coverings, Honing and Partial Repairs • Town Hall, Interior, Vinyl Tile Floor Coverings, Permit Room • Town Hall, Site, Vinyl Fences² • Town Hall, Wall and Ceiling Coverings, Fabric/Paper and Wood, Council Chambers • Water Heaters, Town Hall and Maintenance Building
<p>¹ Including tinting, lights, fuses, cables, AMPs and trailers</p> <p>² Around building services elements</p>

Excluded Components

for
**The Town of
 Kiawah Island**
Kiawah Island, South Carolina

Long-Lived Components		
These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.	Useful Life	Estimated Cost
• Electrical Systems, Common	to 70+	N/A
• Pipes, Interior Town Hall and Maintenance Building	to 80+	N/A
• Structure and Frame, Town Hall	N/A	N/A
• Walls, Siding, Fiber Cement, Town Hall and Maintenance Building, Replacement	to 50	\$122,000

Owners Responsibility Components
Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back.
• Homes and Lots

Others Responsibility Components
Certain items have been designated as the responsibility of Others to repair or replace.
• Beachwalker Park ¹
• Betsy Kerrison Parkway ¹
• Community Associations, Private (Including Streets) ²
• Golf Courses ²
• Kiawah Island Parkway, Beyond Main Gate ¹
¹ Separate Entity
² Separate Entities

Excluded Components

for
**The Town of
Kiawah Island**
Kiawah Island, South Carolina

Excluded Component Images



Garage doors



Miscellaneous signage



Tile floor coverings at permit room

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2025 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your Municipality, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of **Reserve Expenditures** and **Reserve Funding Plan**.

Capital Planning RESERVE EXPENDITURES

**The Town of
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Explanatory Notes:

- 1) **3.3%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2026** is Fiscal Year beginning July 1, 2025 and ending June 30, 2026.
- 3) **2057+** indicates a component which is considered long-lived

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																	
Exterior Building Elements																											
1.180	920	920	Square Feet	Doors, Entrances (Incl. Miscellaneous Exterior Doors)	2047	to 30	21	100.00	92,000	92,000	0.9%																
1.280	220	220	Squares	Roof Assemblies, Asphalt Shingles (Incl. Gutters and Downspouts)	2037	15 to 20	11	600.00	132,000	132,000	2.8%															188,659	
1.840	1	1	Allowance	Walls, Siding, Fiber Cement, Paint Finishes and Capital Repairs	2030	8 to 10	4	32,400.00	32,400	32,400	0.8%					36,893											51,045
1.845	11,600	11,600	Square Feet	Walls, Siding, Fiber Cement, Replacement	2066	to 50	40	10.50	121,800	121,800	0.0%																
1.980	1,440	1,440	Square Feet	Windows	2055	to 40	29	85.00	122,400	122,400	1.6%																
Interior Building Elements																											
2.060	4,690	4,690	Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting	2047	to 30	21	7.00	32,830	32,830	0.3%																
2.200	780	780	Square Yards	Floor Coverings, Carpet, 2025 Replaced (Offices)	2035	8 to 12	9	75.00	58,500	58,500	1.7%															78,354	
2.201	350	350	Square Yards	Floor Coverings, Carpet, Original (Council Chambers & Conference)	2030	8 to 12	4	75.00	26,250	26,250	0.7%					29,890											41,356
2.450	2	1	Allowance	Furnishings, Phased	2030	to 20	4 to 14	50,000.00	50,000	100,000	1.3%					56,934											78,772
2.520	1	1	Allowance	Kitchen, Near Offices, Renovation	2042	to 25	16	18,000.00	18,000	18,000	0.2%																
2.525	1	1	Allowance	Office Equipment, Workstations/Cubicles and Seating	2030	8 to 12	4	128,000.00	128,000	128,000	3.2%					145,751											201,658
2.526	1	1	Allowance	Office Equipment, Computers and IT Equipment	2030	4 to 6	4	72,000.00	72,000	72,000	3.9%					81,985										96,435	113,432
2.527	1	1	Allowance	Office Equipment, Shared Equipment and Electronics (Incl. Printers)	2030	5 to 10	4	53,000.00	53,000	53,000	1.3%					60,350											83,499
2.799	8,600	8,600	Square Feet	Paint Finishes, 2025 (Offices)	2035	8 to 12	9	2.00	17,200	17,200	0.5%															23,037	
2.800	9,200	9,200	Square Feet	Paint Finishes, Original	2030	8 to 12	4	2.00	18,400	18,400	0.5%					20,952											28,988
2.809	1	1	Allowance	Partition, Council Chamber, Replacement	2037	to 20	11	30,000.00	30,000	30,000	0.2%															42,877	
2.900	2	2	Each	Rest Rooms, Lobby, Renovation	2035	to 25	9	35,000.00	70,000	70,000	1.3%															93,756	
2.901	2	2	Each	Rest Rooms, Offices, Renovation	2035	to 25	9	20,000.00	40,000	40,000	0.8%															53,575	
2.902	1	1	Each	Rest Room, Permit Waiting Area, Renovation	2035	to 25	9	10,000.00	10,000	10,000	0.2%															13,394	
2.913	1	1	Allowance	Stage, Council Chamber, Wood (Incl. Built-in Table)	2037	to 20	11	20,000.00	20,000	20,000	0.1%															28,585	
Building Services Elements																											
3.001	1	1	Allowance	Audio/Visual System, Council Chambers and Conference Rooms, Equipment	2030	to 10	4	100,000.00	100,000	100,000	3.4%					113,868										142,923	
3.170	1	1	Allowance	Building Automation System	2032	to 15	6	50,000.00	50,000	50,000	0.8%															60,754	
3.440	1	1	Each	Generator, Emergency (Includes Transfer Switch)	2052	to 35	26	88,000.00	88,000	88,000	1.0%																
3.442	1	1	Each	HVAC, Air Handling Unit, Make-up Air, Daikin, 25-Tons	2037	15 to 20	11	34,500.00	34,500	34,500	0.7%															49,309	
3.443	2	2	Each	HVAC, Air Handling Units, Split System, Maintenance Building	2037	15 to 20	11	9,000.00	18,000	18,000	0.4%															25,726	
3.444	4	4	Each	HVAC, VRV Outdoor Heat Pump Units, Daikin	2037	15 to 20	11	20,000.00	80,000	80,000	1.7%															114,339	
3.445	20	20	Each	HVAC, VRV Indoor Fan Coil Units	2037	15 to 20	11	2,500.00	50,000	50,000	1.0%															71,462	
3.555	1	1	Allowance	Life Safety System, Control Panel	2032	to 15	6	10,000.00	10,000	10,000	0.2%															12,151	
3.560	1	1	Allowance	Life Safety System, Emergency Devices	2042	to 25	16	22,000.00	22,000	22,000	0.2%																
3.820	2	1	Allowance	Security System, Phased	2028	10 to 15	2 to 9	24,500.00	24,500	49,000	1.1%					26,144										32,815	
Property Site Elements																											
4.020	8,950	8,950	Square Yards	Asphalt Pavement, Crack Repair and Patch, Beachwalker Drive	2028	3 to 5	2	1.75	15,663	15,663	0.8%					16,713										21,670	24,675
4.022	8,950	8,950	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, Beachwalker Drive	2032	15 to 20	6	25.00	223,750	223,750	4.1%															271,872	
4.024	26,850	26,850	Square Yards	Asphalt Pavement, Crack Repair and Patch, Kiawah Island Parkway	2028	3 to 5	2	1.75	46,988	46,988	2.5%					50,140										65,011	74,026
4.026	26,850	26,850	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, Kiawah Island Parkway	2032	15 to 20	6	30.00	805,500	805,500	14.6%															978,740	
4.028	8,100	8,100	Square Yards	Asphalt Pavement, Crack Repair and Patch, Parking Areas	2028	3 to 5	2	1.75	14,175	14,175	0.7%					15,126										17,224	22,332

Capital Planning
RESERVE EXPENDITURES

**The Town of
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Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																
Exterior Building Elements																										
1.180	920	920	Square Feet	Doors, Entrances (Incl. Miscellaneous Exterior Doors)	2047	to 30	21	100.00	92,000	92,000	0.9%						181,926									
1.280	220	220	Squares	Roof Assemblies, Asphalt Shingles (Incl. Gutters and Downspouts)	2037	15 to 20	11	600.00	132,000	132,000	2.8%															349,610
1.840	1	1	Allowance	Walls, Siding, Fiber Cement, Paint Finishes and Capital Repairs	2030	8 to 10	4	32,400.00	32,400	32,400	0.8%									70,624						
1.845	11,600	11,600	Square Feet	Walls, Siding, Fiber Cement, Replacement	2066	to 50	40	10.50	121,800	121,800	0.0%															
1.980	1,440	1,440	Square Feet	Windows	2055	to 40	29	85.00	122,400	122,400	1.6%														313,827	
Interior Building Elements																										
2.060	4,690	4,690	Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting	2047	to 30	21	7.00	32,830	32,830	0.3%						64,920									
2.200	780	780	Square Yards	Floor Coverings, Carpet, 2025 Replaced (Offices)	2035	8 to 12	9	75.00	58,500	58,500	1.7%				108,408										149,991	
2.201	350	350	Square Yards	Floor Coverings, Carpet, Original (Council Chambers & Conference)	2030	8 to 12	4	75.00	26,250	26,250	0.7%									57,219						
2.450	2	1	Allowance	Furnishings, Phased	2030	to 20	4 to 14	50,000.00	50,000	100,000	1.3%									108,988						
2.520	1	1	Allowance	Kitchen, Near Offices, Renovation	2042	to 25	16	18,000.00	18,000	18,000	0.2%	30,261														
2.525	1	1	Allowance	Office Equipment, Workstations/Cubicles and Seating	2030	8 to 12	4	128,000.00	128,000	128,000	3.2%										279,009					
2.526	1	1	Allowance	Office Equipment, Computers and IT Equipment	2030	4 to 6	4	72,000.00	72,000	72,000	3.9%				133,425						156,942				184,604	
2.527	1	1	Allowance	Office Equipment, Shared Equipment and Electronics (Incl. Printers)	2030	5 to 10	4	53,000.00	53,000	53,000	1.3%										115,527					
2.799	8,600	8,600	Square Feet	Paint Finishes, 2025 (Offices)	2035	8 to 12	9	2.00	17,200	17,200	0.5%				31,874										44,100	
2.800	9,200	9,200	Square Feet	Paint Finishes, Original	2030	8 to 12	4	2.00	18,400	18,400	0.5%									40,108						
2.809	1	1	Allowance	Partition, Council Chamber, Replacement	2037	to 20	11	30,000.00	30,000	30,000	0.2%															
2.900	2	2	Each	Rest Rooms, Lobby, Renovation	2035	to 25	9	35,000.00	70,000	70,000	1.3%													168,193		
2.901	2	2	Each	Rest Rooms, Offices, Renovation	2035	to 25	9	20,000.00	40,000	40,000	0.8%													96,110		
2.902	1	1	Each	Rest Room, Permit Waiting Area, Renovation	2035	to 25	9	10,000.00	10,000	10,000	0.2%													24,028		
2.913	1	1	Allowance	Stage, Council Chamber, Wood (Incl. Built-in Table)	2037	to 20	11	20,000.00	20,000	20,000	0.1%															
Building Services Elements																										
3.001	1	1	Allowance	Audio/Visual System, Council Chambers and Conference Rooms, Equipment	2030	to 10	4	100,000.00	100,000	100,000	3.4%				179,393						225,169					
3.170	1	1	Allowance	Building Automation System	2032	to 15	6	50,000.00	50,000	50,000	0.8%						98,873									
3.440	1	1	Each	Generator, Emergency (Includes Transfer Switch)	2052	to 35	26	88,000.00	88,000	88,000	1.0%													204,687		
3.442	1	1	Each	HVAC, Air Handling Unit, Make-up Air, Daikin, 25-Tons	2037	15 to 20	11	34,500.00	34,500	34,500	0.7%														91,375	
3.443	2	2	Each	HVAC, Air Handling Units, Split System, Maintenance Building	2037	15 to 20	11	9,000.00	18,000	18,000	0.4%														47,674	
3.444	4	4	Each	HVAC, VRV Outdoor Heat Pump Units, Daikin	2037	15 to 20	11	20,000.00	80,000	80,000	1.7%														211,885	
3.445	20	20	Each	HVAC, VRV Indoor Fan Coil Units	2037	15 to 20	11	2,500.00	50,000	50,000	1.0%														132,428	
3.555	1	1	Allowance	Life Safety System, Control Panel	2032	to 15	6	10,000.00	10,000	10,000	0.2%						19,775									
3.560	1	1	Allowance	Life Safety System, Emergency Devices	2042	to 25	16	22,000.00	22,000	22,000	0.2%	36,985														
3.820	2	1	Allowance	Security System, Phased	2028	10 to 15	2 to 9	24,500.00	24,500	49,000	1.1%	41,188							51,698						64,890	
Property Site Elements																										
4.020	8,950	8,950	Square Yards	Asphalt Pavement, Crack Repair and Patch, Beachwalker Drive	2028	3 to 5	2	1.75	15,663	15,663	0.8%				28,097			31,994							41,483	
4.022	8,950	8,950	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, Beachwalker Drive	2032	15 to 20	6	25.00	223,750	223,750	4.1%										520,441					
4.024	26,850	26,850	Square Yards	Asphalt Pavement, Crack Repair and Patch, Kiawah Island Parkway	2028	3 to 5	2	1.75	46,988	46,988	2.5%				84,292			95,982							124,449	
4.026	26,850	26,850	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, Kiawah Island Parkway	2032	15 to 20	6	30.00	805,500	805,500	14.6%										1,873,587					
4.028	8,100	8,100	Square Yards	Asphalt Pavement, Crack Repair and Patch, Parking Areas	2028	3 to 5	2	1.75	14,175	14,175	0.7%				25,429			28,955						32,971		

Capital Planning RESERVE EXPENDITURES

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Explanatory Notes:

- 1) **3.3%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2026** is Fiscal Year beginning July 1, 2025 and ending June 30, 2026.
- 3) **2057+** indicates a component which is considered long-lived

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041	
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																		
4.030	8,100	8,100	Square Yards	Asphalt Pavement, Mill and Overlay, Parking Areas	2036	15 to 20	10	25.00	202,500	202,500	1.4%																	280,174
4.032	8,100	8,100	Square Yards	Asphalt Pavement, Total Replacement, Parking Areas	2056	15 to 20	30	50.00	405,000	405,000	5.5%																	
4.033	9,000	9,000	Square Yards	Asphalt Pavement, Crack Repair and Patch, Betsy Kerrison Parkway	2028	15 to 20	2	1.75	15,750	15,750	0.8%		16,807									21,791				24,813		
4.034	9,000	9,000	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, Betsy Kerrison Parkway	2032	15 to 20	6	30.00	270,000	270,000	4.9%							328,069										
4.080	8,090	1,618	Square Yards	Asphalt Pavement, Walking/Bike Paths, Leisure Trails, Total Replacement, Phased	2028	15 to 20	2 to 18	30.00	48,540	242,700	3.5%		51,797					58,980				67,159				76,472		
4.097	1	1	Allowance	Bridge, Kiawah Island Parkway, Inspections and Minor Repairs	2027	to 3	1	10,000.00	10,000	10,000	1.3%	10,330		11,023			11,763		12,552		13,394		14,292		15,251		16,274	
4.099	1	1	Allowance	Bridge, Kiawah Island Parkway, Repairs and Preservation (Incl. Sealants/Joints)	2027	5 to 10	1	55,000.00	55,000	55,000	3.0%	56,815							69,034						83,882			
4.110	4,900	490	Linear Feet	Concrete Curbs and Gutters, Partial	2036	to 65	10 to 30+	41.50	20,335	203,350	0.6%											28,135						
4.140	6,300	630	Square Feet	Concrete Sidewalks, Partial	2031	to 65	5 to 30+	15.00	9,450	94,500	0.2%						11,116										15,379	
4.144	1	1	Allowance	Electric Vehicle Charging Stations, Dual-Port	2029	to 10	3	50,000.00	50,000	50,000	1.2%				55,115										76,256			
4.286	1,580	316	Linear Feet	Fences, Wood, Guard Rails, Along Leisure Trails, Phased	2028	to 25	2 to 18	50.00	15,800	79,000	1.1%		16,860					19,198				21,861				24,892		
4.560	23	23	Each	Light Poles and Fixtures	2042	to 25	16	2,400.00	55,200	55,200	0.5%																	
4.620	2,250	2,250	Square Feet	Pavers, Masonry	2056	15 to 20	30	18.00	40,500	40,500	0.5%																	
4.700	2	2	Each	Ponds, Aerators	2032	10 to 15	6	9,700.00	19,400	19,400	0.3%							23,572										
4.710	1,590	240	Linear Feet	Ponds, Erosion Control, Partial	2032	to 15	6 to 30+	42.00	10,080	66,780	0.2%							12,248										
4.730	7,630	1,910	Square Yards	Ponds, Sediment Removal, Partial	2047	to 30	21 to 30+	21.00	40,110	160,230	0.4%																	
4.800	1	1	Allowance	Signage, Entrance Monuments	2037	15 to 20	11	20,000.00	20,000	20,000	0.1%													28,585				
Maintenance Vehicles																												
5.001	1	1	Each	ATV, 8x8, 2017 Purchased	2027	to 10	1	26,000.00	26,000	26,000	0.6%	26,858												37,160				
5.003	1	1	Each	Boat, Cayman, 2025 Purchased	2040	to 15	14	70,000.00	70,000	70,000	1.5%															110,281		
5.005	1	1	Each	Bobcat, 2009 Purchased	2029	to 20	3	56,000.00	56,000	56,000	0.9%			61,729														
5.007	1	1	Each	Ford F-150, 2023 Purchased	2033	to 10	7	58,000.00	58,000	58,000	1.6%							72,800										
5.009	1	1	Each	Ford F-150, 2024 Purchased	2034	to 10	8	60,000.00	60,000	60,000	1.7%								77,795									
5.011	1	1	Each	Polaris, UV, Powersports Plus, 2025 Purchased	2035	to 10	9	24,000.00	24,000	24,000	0.7%										32,145							
5.013	1	1	Each	Toyota 4Runner, 2013 Purchased	2027	to 10	1	41,000.00	41,000	41,000	0.9%	42,353											58,599					
5.015	1	1	Each	Toyota 4Runner, 2022 Purchased	2032	to 10	6	48,000.00	48,000	48,000	1.3%							58,323										
5.017	2	2	Each	Toyota Tacomas, 2016 Purchased	2027	to 10	1	35,000.00	70,000	70,000	2.5%	72,310											100,046					
5.019	1	1	Each	Toyota Tacoma, 2023 Purchased	2033	to 10	7	52,000.00	52,000	52,000	1.4%								65,269									
5.021	1	1	Each	Toyota Tacoma, 2025 Purchased	2035	to 10	9	31,000.00	31,000	31,000	0.9%										41,521							
5.023	1	1	Each	Toyota Tundra, 2017 Purchased	2027	to 10	1	43,000.00	43,000	43,000	1.6%	44,419											61,457					
5.025	1	1	Each	Toyota Tundra, 2019 Purchased	2029	to 10	3	38,000.00	38,000	38,000	0.9%			41,888											57,955			
5.027	1	1	Each	Toyota Tundra, 2019 Purchased	2029	to 10	3	27,000.00	27,000	27,000	0.7%			29,762											41,178			
5.029	1	1	Each	Toyota Tundra, 2023 Purchased	2033	to 10	7	56,000.00	56,000	56,000	1.5%								70,289									
Anticipated Expenditures, By Year (\$19,555,001 over 30 years)												0	253,085	193,586	199,517	546,623	22,878	1,841,131	289,944	77,795	478,426	505,801	964,019	0	274,522	956,243	31,654	

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RESERVE EXPENDITURES**

**The Town of
Kiawah Island**
Kiawah Island, South Carolina

Explanatory Notes:

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- 2) **FY2026** is Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																	
Exterior Building Elements																											
1.180	920	920	Square Feet	Doors, Entrances (Incl. Miscellaneous Exterior Doors)	2026	to 30	0	100.00	92,000	92,000	0.4%	92,000															
1.280	220	220	Squares	Roof Assemblies, Asphalt Shingles (Incl. Gutters and Downspouts)	2026	15 to 20	0	750.00	165,000	165,000	1.0%	165,000															
1.840	1	1	Allowance	Walls, Siding, Fiber Cement, Paint Finishes and Capital Repairs	2026	8 to 10	0	32,400.00	32,400	32,400	0.3%	32,400										44,828					
1.845	11,600	11,600	Square Feet	Walls, Siding, Fiber Cement, Replacement	2026	to 50	0	10.50	121,800	121,800	0.1%	121,800															
1.980	1,440	1,440	Square Feet	Windows	2026	to 40	0	85.00	122,400	122,400	0.1%	122,400															
1.990	1	1	Allowance	Hard Rebuild Allowance, Town Hall and Maintenance Building	2026	to 40	0	15,500,000.00	15,500,000	15,500,000	17.6%	15,500,000															
Interior Building Elements																											
2.060	4,690	4,690	Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting	2026	to 30	0	7.00	32,830	32,830	0.1%	32,830															
2.200	780	780	Square Yards	Floor Coverings, Carpet, 2025 Replaced (Offices)	2026	8 to 12	0	75.00	58,500	58,500	0.5%	58,500										80,939					
2.201	350	350	Square Yards	Floor Coverings, Carpet, Original (Council Chambers & Conference)	2026	8 to 12	0	75.00	26,250	26,250	0.2%	26,250										36,319					
2.450	2	1	Allowance	Furnishings, Phased	2026	to 20	0 to 10	50,000.00	50,000	100,000	0.4%	50,000										69,179					
2.520	1	1	Allowance	Kitchen, Near Offices, Renovation	2026	to 25	0	18,000.00	18,000	18,000	0.1%	18,000															
4.525	1	1	Allowance	Office Equipment, Workstations/Cubicles and Seating	2026	8 to 12	0	128,000.00	128,000	128,000	1.0%	128,000										177,098					
4.526	1	1	Allowance	Office Equipment, Computers and IT Equipment	2026	4 to 6	0	72,000.00	72,000	72,000	1.0%	72,000				84,690						99,618				117,176	
4.527	1	1	Allowance	Office Equipment, Shared Equipment and Electronics (Incl. Printers)	2026	5 to 10	0	53,000.00	53,000	53,000	0.4%	53,000										73,330					
2.799	8,600	8,600	Square Feet	Paint Finishes, 2025 (Offices)	2026	8 to 12	0	2.00	17,200	17,200	0.1%	17,200										23,798					
2.800	9,200	9,200	Square Feet	Paint Finishes, Original	2026	8 to 12	0	2.00	18,400	18,400	0.1%	18,400										25,458					
2.809	1	1	Allowance	Partition, Council Chamber, Replacement	2026	to 20	0	30,000.00	30,000	30,000	0.1%	30,000															
2.900	2	2	Each	Rest Rooms, Lobby, Renovation	2026	to 25	0	35,000.00	70,000	70,000	0.2%	70,000															
2.901	2	2	Each	Rest Rooms, Offices, Renovation	2026	to 35	0	20,000.00	40,000	40,000	0.1%	40,000															
2.902	1	1	Each	Rest Room, Permit Waiting Area, Renovation	2026	to 35	0	10,000.00	10,000	10,000	0.0%	10,000															
2.913	1	1	Allowance	Stage, Council Chamber, Wood (Incl. Built-in Table)	2026	to 20	0	20,000.00	20,000	20,000	0.1%	20,000															
Building Services Elements																											
3.001	1	1	Allowance	Audio/Visual System, Council Chambers and Conference Rooms, Equipment	2026	to 10	0	100,000.00	100,000	100,000	0.9%	100,000							125,517							157,545	
3.170	1	1	Allowance	Building Automation System	2026	to 15	0	19,500.00	19,500	19,500	0.1%	19,500															31,735
3.440	1	1	Each	Generator, Emergency (Includes Transfer Switch)	2026	to 35	0	88,000.00	88,000	88,000	0.1%	88,000															
3.442	1	1	Each	HVAC, Air Handling Unit, Make-up Air, Daikin, 25-Tons	2026	15 to 20	0	34,500.00	34,500	34,500	0.2%	34,500															
3.443	2	2	Each	HVAC, Air Handling Units, Split System, Maintenance Building	2026	15 to 20	0	9,000.00	18,000	18,000	0.1%	18,000															
3.444	4	4	Each	HVAC, VRV Outdoor Heat Pump Units, Daikin	2026	15 to 20	0	20,000.00	80,000	80,000	0.5%	80,000															
3.445	20	20	Each	HVAC, VRV Indoor Fan Coil Units	2026	15 to 20	0	2,500.00	50,000	50,000	0.3%	50,000															
3.555	1	1	Allowance	Life Safety System, Control Panel	2026	to 15	0	10,000.00	10,000	10,000	0.1%	10,000															16,274
3.560	1	1	Allowance	Life Safety System, Emergency Devices	2026	to 25	0	22,000.00	22,000	22,000	0.1%	22,000															
3.820	1	1	Allowance	Security System	2026	10 to 15	0	49,000.00	49,000	49,000	0.3%	49,000															77,197

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Kiawah Island, South Carolina

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056		
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																		
Exterior Building Elements																												
1.180	920	920	Square Feet	Doors, Entrances (Incl. Miscellaneous Exterior Doors)	2026	to 30	0	100.00	92,000	92,000	0.4%																243,667	
1.280	220	220	Squares	Roof Assemblies, Asphalt Shingles (Incl. Gutters and Downspouts)	2026	15 to 20	0	750.00	165,000	165,000	1.0%					315,857												437,012
1.840	1	1	Allowance	Walls, Siding, Fiber Cement, Paint Finishes and Capital Repairs	2026	8 to 10	0	32,400.00	32,400	32,400	0.3%					62,023												85,813
1.845	11,600	11,600	Square Feet	Walls, Siding, Fiber Cement, Replacement	2026	to 50	0	10.50	121,800	121,800	0.1%																	
1.980	1,440	1,440	Square Feet	Windows	2026	to 40	0	85.00	122,400	122,400	0.1%																	
1.990	1	1	Allowance	Hard Rebuild Allowance, Town Hall and Maintenance Building	2026	to 40	0	15,500,000.00	15,500,000	15,500,000	17.6%																	
Interior Building Elements																												
2.060	4,690	4,690	Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting	2026	to 30	0	7.00	32,830	32,830	0.1%																	86,952
2.200	780	780	Square Yards	Floor Coverings, Carpet, 2025 Replaced (Offices)	2026	8 to 12	0	75.00	58,500	58,500	0.5%					111,986												154,941
2.201	350	350	Square Yards	Floor Coverings, Carpet, Original (Council Chambers & Conference)	2026	8 to 12	0	75.00	26,250	26,250	0.2%					50,250												69,525
2.450	2	1	Allowance	Furnishings, Phased	2026	to 20	0 to 10	50,000.00	50,000	100,000	0.4%					95,714												132,428
2.520	1	1	Allowance	Kitchen, Near Offices, Renovation	2026	to 25	0	18,000.00	18,000	18,000	0.1%										40,530							
4.525	1	1	Allowance	Office Equipment, Workstations/Cubicles and Seating	2026	8 to 12	0	128,000.00	128,000	128,000	1.0%					245,028												339,016
4.526	1	1	Allowance	Office Equipment, Computers and IT Equipment	2026	4 to 6	0	72,000.00	72,000	72,000	1.0%					137,828					162,121							190,696
4.527	1	1	Allowance	Office Equipment, Shared Equipment and Electronics (Incl. Printers)	2026	5 to 10	0	53,000.00	53,000	53,000	0.4%					101,457												140,374
2.799	8,600	8,600	Square Feet	Paint Finishes, 2025 (Offices)	2026	8 to 12	0	2.00	17,200	17,200	0.1%					32,926												45,555
2.800	9,200	9,200	Square Feet	Paint Finishes, Original	2026	8 to 12	0	2.00	18,400	18,400	0.1%					35,223												48,733
2.809	1	1	Allowance	Partition, Council Chamber, Replacement	2026	to 20	0	30,000.00	30,000	30,000	0.1%					57,429												
2.900	2	2	Each	Rest Rooms, Lobby, Renovation	2026	to 25	0	35,000.00	70,000	70,000	0.2%					125,575												
2.901	2	2	Each	Rest Rooms, Offices, Renovation	2026	to 35	0	20,000.00	40,000	40,000	0.1%					71,757												
2.902	1	1	Each	Rest Room, Permit Waiting Area, Renovation	2026	to 35	0	10,000.00	10,000	10,000	0.0%					17,939												
2.913	1	1	Allowance	Stage, Council Chamber, Wood (Incl. Built-in Table)	2026	to 20	0	20,000.00	20,000	20,000	0.1%					38,286												
Building Services Elements																												
3.001	1	1	Allowance	Audio/Visual System, Council Chambers and Conference Rooms, Equipment	2026	to 10	0	100,000.00	100,000	100,000	0.9%					197,746												248,204
3.170	1	1	Allowance	Building Automation System	2026	to 15	0	19,500.00	19,500	19,500	0.1%																	51,647
3.440	1	1	Each	Generator, Emergency (Includes Transfer Switch)	2026	to 35	0	88,000.00	88,000	88,000	0.1%																	
3.442	1	1	Each	HVAC, Air Handling Unit, Make-up Air, Daikin, 25-Tons	2026	15 to 20	0	34,500.00	34,500	34,500	0.2%					66,043												91,375
3.443	2	2	Each	HVAC, Air Handling Units, Split System, Maintenance Building	2026	15 to 20	0	9,000.00	18,000	18,000	0.1%					34,457												47,674
3.444	4	4	Each	HVAC, VRV Outdoor Heat Pump Units, Daikin	2026	15 to 20	0	20,000.00	80,000	80,000	0.5%					153,143												211,885
3.445	20	20	Each	HVAC, VRV Indoor Fan Coil Units	2026	15 to 20	0	2,500.00	50,000	50,000	0.3%					95,714												132,428
3.555	1	1	Allowance	Life Safety System, Control Panel	2026	to 15	0	10,000.00	10,000	10,000	0.1%																	26,486
3.560	1	1	Allowance	Life Safety System, Emergency Devices	2026	to 25	0	22,000.00	22,000	22,000	0.1%										49,537							
3.820	1	1	Allowance	Security System	2026	10 to 15	0	49,000.00	49,000	49,000	0.3%																	121,620

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Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																	
Property Site Elements																											
4.022	8,950	8,950	Square Yards	Asphalt Pavement, Total Replacement, Streets, Beachwalker Drive	2026	15 to 20	0	25.00	223,750	223,750	0.7%	223,750															
4.026	26,850	26,850	Square Yards	Asphalt Pavement, Total Replacement, Streets, Kiawah Island Parkway	2026	15 to 20	0	30.00	805,500	805,500	2.7%	805,500															
4.032	8,100	8,100	Square Yards	Asphalt Pavement, Total Replacement, Parking Areas	2026	15 to 20	0	50.00	405,000	405,000	0.5%	405,000															
4.035	9,000	9,000	Square Yards	Asphalt Pavement, Total Replacement, Betsy Kerrison Parkway	2026	15 to 20	0	50.00	450,000	450,000	2.8%	450,000															
4.080	8,090	8,090	Square Yards	Asphalt Pavement, Walking/Bike Paths, Leisure Trails, Total Replacement	2026	15 to 20	0	30.00	242,700	242,700	0.8%	242,700															
4.099	1	1	Allowance	Bridge, Kiawah Island Parkway, Total Replacement (Incl. Pedestrian Bridge)	2026	5 to 10	0	14,000,000.00	14,000,000	14,000,000	58.0%	14,000,000															
4.110	4,900	4,900	Linear Feet	Concrete Curbs and Gutters	2026	to 65	0	41.50	203,350	203,350	0.2%	203,350															
4.140	6,300	6,300	Square Feet	Concrete Sidewalks	2026	to 65	0	15.00	94,500	94,500	0.1%	94,500															
4.144	1	1	Allowance	Electric Vehicle Charging Stations, Dual-Port	2026	to 10	0	50,000.00	50,000	50,000	0.4%	50,000													69,179		
4.286	1,580	1,580	Linear Feet	Fences, Wood, Guard Rails, Along Leisure Trails	2026	to 25	0	50.00	79,000	79,000	0.3%	79,000															
4.560	23	23	Each	Light Poles and Fixtures	2026	to 25	0	2,400.00	55,200	55,200	0.2%	55,200															
4.620	2,250	2,250	Square Feet	Pavers, Masonry	2026	15 to 20	0	18.00	40,500	40,500	0.1%	40,500															
4.700	2	2	Each	Ponds, Aerators	2026	10 to 15	0	9,700.00	19,400	19,400	0.1%	19,400														31,572	
4.710	1,590	1,590	Linear Feet	Ponds, Erosion Control	2026	to 15	0	42.00	66,780	66,780	0.4%	66,780															108,680
4.730	7,630	7,630	Square Yards	Ponds, Sediment Removal	2026	to 30	0	21.00	160,230	160,230	0.7%	160,230															
4.800	1	1	Allowance	Signage, Entrance Monuments	2026	15 to 20	0	20,000.00	20,000	20,000	0.1%	20,000															
Maintenance Vehicles																											
5.001	1	1	Each	ATV, 8x8, 2017 Purchased	2026	to 10	0	26,000.00	26,000	26,000	0.2%	26,000													35,973		
5.003	1	1	Each	Boat, Cayman, 2025 Purchased	2026	to 15	0	70,000.00	70,000	70,000	0.4%	70,000															113,921
5.005	1	1	Each	Bobcat, 2009 Purchased	2026	to 20	0	56,000.00	56,000	56,000	0.2%	56,000															
5.007	1	1	Each	Ford F-150, 2023 Purchased	2026	to 10	0	58,000.00	58,000	58,000	0.5%	58,000														80,247	
5.009	1	1	Each	Ford F-150, 2024 Purchased	2026	to 10	0	60,000.00	60,000	60,000	0.5%	60,000														83,015	
5.011	1	1	Each	Polaris, UV, Powersports Plus, 2025 Purchased	2026	to 10	0	24,000.00	24,000	24,000	0.2%	24,000														33,206	
5.013	1	1	Each	Toyota 4Runner, 2013 Purchased	2026	to 10	0	41,000.00	41,000	41,000	0.3%	41,000														56,727	
5.015	1	1	Each	Toyota 4Runner, 2022 Purchased	2026	to 10	0	48,000.00	48,000	48,000	0.4%	48,000														66,412	
5.017	2	2	Each	Toyota Tacomas, 2016 Purchased	2026	to 10	0	35,000.00	70,000	70,000	0.6%	70,000														96,850	
5.019	1	1	Each	Toyota Tacoma, 2023 Purchased	2026	to 10	0	52,000.00	52,000	52,000	0.4%	52,000														71,946	
5.021	1	1	Each	Toyota Tacoma, 2025 Purchased	2026	to 10	0	31,000.00	31,000	31,000	0.2%	31,000														42,891	
5.023	1	1	Each	Toyota Tundra, 2017 Purchased	2026	to 10	0	43,000.00	43,000	43,000	0.3%	43,000														59,494	
5.025	1	1	Each	Toyota Tundra, 2019 Purchased	2026	to 10	0	38,000.00	38,000	38,000	0.3%	38,000														52,576	
5.027	1	1	Each	Toyota Tundra, 2019 Purchased	2026	to 10	0	27,000.00	27,000	27,000	0.2%	27,000														37,357	
5.029	1	1	Each	Toyota Tundra, 2023 Purchased	2026	to 10	0	56,000.00	56,000	56,000	0.4%	56,000														77,480	
Anticipated Expenditures, By Year (\$88,079,275 over 30 years)												34,764,690	0	0	0	0	84,690	0	125,517	0	0	#####	0	0	0	234,742	419,359

**Addendum A: Snapshot/Catastrophic
RESERVE EXPENDITURES**

**The Town of
Kiawah Island**
Kiawah Island, South Carolina

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056	
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																	
Property Site Elements																											
4.022	8,950	8,950	Square Yards	Asphalt Pavement, Total Replacement, Streets, Beachwalker Drive	2026	15 to 20	0	25.00	223,750	223,750	0.7%					428,321											
4.026	26,850	26,850	Square Yards	Asphalt Pavement, Total Replacement, Streets, Kiawah Island Parkway	2026	15 to 20	0	30.00	805,500	805,500	2.7%					#####											
4.032	8,100	8,100	Square Yards	Asphalt Pavement, Total Replacement, Parking Areas	2026	15 to 20	0	50.00	405,000	405,000	0.5%																
4.035	9,000	9,000	Square Yards	Asphalt Pavement, Total Replacement, Betsy Kerrison Parkway	2026	15 to 20	0	50.00	450,000	450,000	2.8%					861,428									#####		
4.080	8,090	8,090	Square Yards	Asphalt Pavement, Walking/Bike Paths, Leisure Trails, Total Replacement	2026	15 to 20	0	30.00	242,700	242,700	0.8%					464,597											
4.099	1	1	Allowance	Bridge, Kiawah Island Parkway, Total Replacement (Incl. Pedestrian Bridge)	2026	5 to 10	0	14,000,000.00	14,000,000	14,000,000	58.0%														#####		
4.110	4,900	4,900	Linear Feet	Concrete Curbs and Gutters	2026	to 65	0	41.50	203,350	203,350	0.2%																
4.140	6,300	6,300	Square Feet	Concrete Sidewalks	2026	to 65	0	15.00	94,500	94,500	0.1%																
4.144	1	1	Allowance	Electric Vehicle Charging Stations, Dual-Port	2026	to 10	0	50,000.00	50,000	50,000	0.4%					95,714										132,428	
4.286	1,580	1,580	Linear Feet	Fences, Wood, Guard Rails, Along Leisure Trails	2026	to 25	0	50.00	79,000	79,000	0.3%					151,228											
4.560	23	23	Each	Light Poles and Fixtures	2026	to 25	0	2,400.00	55,200	55,200	0.2%									124,293							
4.620	2,250	2,250	Square Feet	Pavers, Masonry	2026	15 to 20	0	18.00	40,500	40,500	0.1%					77,529											
4.700	2	2	Each	Ponds, Aerators	2026	10 to 15	0	9,700.00	19,400	19,400	0.1%															51,382	
4.710	1,590	1,590	Linear Feet	Ponds, Erosion Control	2026	to 15	0	42.00	66,780	66,780	0.4%															176,871	
4.730	7,630	7,630	Square Yards	Ponds, Sediment Removal	2026	to 30	0	21.00	160,230	160,230	0.7%															424,379	
4.800	1	1	Allowance	Signage, Entrance Monuments	2026	15 to 20	0	20,000.00	20,000	20,000	0.1%					38,286											
Maintenance Vehicles																											
5.001	1	1	Each	ATV, 8x8, 2017 Purchased	2026	to 10	0	26,000.00	26,000	26,000	0.2%					49,771										68,863	
5.003	1	1	Each	Boat, Cayman, 2025 Purchased	2026	to 15	0	70,000.00	70,000	70,000	0.4%															185,399	
5.005	1	1	Each	Bobcat, 2009 Purchased	2026	to 20	0	56,000.00	56,000	56,000	0.2%					107,200											
5.007	1	1	Each	Ford F-150, 2023 Purchased	2026	to 10	0	58,000.00	58,000	58,000	0.5%					111,028										153,616	
5.009	1	1	Each	Ford F-150, 2024 Purchased	2026	to 10	0	60,000.00	60,000	60,000	0.5%					114,857										158,914	
5.011	1	1	Each	Polaris, UV, Powersports Plus, 2025 Purchased	2026	to 10	0	24,000.00	24,000	24,000	0.2%					45,943										63,565	
5.013	1	1	Each	Toyota 4Runner, 2013 Purchased	2026	to 10	0	41,000.00	41,000	41,000	0.3%					78,486										108,591	
5.015	1	1	Each	Toyota 4Runner, 2022 Purchased	2026	to 10	0	48,000.00	48,000	48,000	0.4%					91,886										127,131	
5.017	2	2	Each	Toyota Tacomas, 2016 Purchased	2026	to 10	0	35,000.00	70,000	70,000	0.6%					134,000										185,399	
5.019	1	1	Each	Toyota Tacoma, 2023 Purchased	2026	to 10	0	52,000.00	52,000	52,000	0.4%					99,543										137,725	
5.021	1	1	Each	Toyota Tacoma, 2025 Purchased	2026	to 10	0	31,000.00	31,000	31,000	0.2%					59,343										82,105	
5.023	1	1	Each	Toyota Tundra, 2017 Purchased	2026	to 10	0	43,000.00	43,000	43,000	0.3%					82,314										113,888	
5.025	1	1	Each	Toyota Tundra, 2019 Purchased	2026	to 10	0	38,000.00	38,000	38,000	0.3%					72,743										100,645	
5.027	1	1	Each	Toyota Tundra, 2019 Purchased	2026	to 10	0	27,000.00	27,000	27,000	0.2%					51,686										71,511	
5.029	1	1	Each	Toyota Tundra, 2023 Purchased	2026	to 10	0	56,000.00	56,000	56,000	0.4%					107,200										148,319	
Anticipated Expenditures, By Year (\$88,079,275 over 30 years)												0	0	215,272	0	#####	197,746	0	0	0	376,482	0	0	0	369,824	0	#####

**Addendum B: Beach/Storm Cleanup
RESERVE EXPENDITURES**

The Town of
Kiawah Island
Kiawah Island, South Carolina

Explanatory Notes:

- 1) 3.3% is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) FY2026 is Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																	
Property Site Elements																											
9.000	1	1	Allowance	Beach Emergency Work - Minor (Incl. ~20% Assumed FEMA Reimbursement)	2027	to 2	1	225,600.00	225,600	225,600	14.0%	233,045		248,680		265,363		283,166		302,163		322,435		344,067		367,150	
9.002	1	1	Allowance	Beach Emergency Work - Major (Incl. ~20% Assumed FEMA Reimbursement)	2031	to 5	5	872,000.00	872,000	872,000	26.8%					1,025,695				1,167,937				1,329,905		1,329,905	
9.004	1	1	Allowance	Storm Cleanup - Typical (Incl. ~20% Assumed FEMA Reimbursement)	2027	to 2	1	280,000.00	280,000	280,000	19.2%	289,240		308,645		329,351		351,447		375,026		400,186		427,034		455,683	
9.006	1	1	Allowance	Storm Cleanup - Severe (Incl. ~20% Assumed FEMA Reimbursement)	2027	to 5	1	612,000.00	612,000	612,000	24.4%	632,196				719,868				819,699				933,374		933,374	
9.008	1	1	Allowance	Temporary Bridge/Access - Single Lane (Major Event) (Incl. ~20% Assumed FEMA Reimbursement)	2027	to 5	1	275,000.00	275,000	275,000	10.9%	284,075				323,470				368,329				419,408		419,408	
9.010	1	1	Allowance	Temporary Bridge/Access - Double Lane (Alternate Scenario) (Incl. ~20% Assumed FEMA Reimbursement)	2031	to 5	5	150,000.00	150,000	150,000	4.6%					176,438				200,907				228,768		228,768	
Anticipated Expenditures, By Year (\$40,838,117 over 30 years)												0	1,438,556	0	557,324	0	2,840,186	0	634,614	0	3,234,060	0	722,621	0	3,682,556	0	822,833

**Addendum B: Beach/Storm Cleanup
RESERVE EXPENDITURES**

**The Town of
Kiawah Island**
Kiawah Island, South Carolina

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30										
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056										
Property Site Elements																																				
9.000	1	1	Allowance	Beach Emergency Work - Minor (Incl. ~20% Assumed FEMA Reimbursement)	2027	to 2	1	225,600.00	225,600	225,600	14.0%	391,782		418,066		446,114		476,043		507,981		542,061		578,427												
9.002	1	1	Allowance	Beach Emergency Work - Major (Incl. ~20% Assumed FEMA Reimbursement)	2031	to 5	5	872,000.00	872,000	872,000	26.8%	1,514,335				1,724,341				1,963,471					2,235,763											
9.004	1	1	Allowance	Storm Cleanup - Typical (Incl. ~20% Assumed FEMA Reimbursement)	2027	to 2	1	280,000.00	280,000	280,000	19.2%	486,254		518,877		553,688		590,834		630,472		672,770		717,906	741,597											
9.006	1	1	Allowance	Storm Cleanup - Severe (Incl. ~20% Assumed FEMA Reimbursement)	2027	to 5	1	612,000.00	612,000	612,000	24.4%	1,062,813				1,210,203				1,378,033				1,569,137	1,620,918											
9.008	1	1	Allowance	Temporary Bridge/Access - Single Lane (Major Event) (Incl. ~20% Assumed FEMA Reimbursement)	2027	to 5	1	275,000.00	275,000	275,000	10.9%	477,571				543,800				619,214				705,086	728,354											
9.010	1	1	Allowance	Temporary Bridge/Access - Double Lane (Alternate Scenario) (Incl. ~20% Assumed FEMA Reimbursement)	2031	to 5	5	150,000.00	150,000	150,000	4.6%	260,493				296,618				337,753				384,592												
Anticipated Expenditures, By Year (\$40,838,117 over 30 years)												0	4,193,249	0	936,943	0	4,774,764	0	1,066,877	0	5,436,924	0	1,214,831	0	6,190,910	3,090,868										

Addendum C: Beach Capital Maintenance

RESERVE EXPENDITURES

The Town of
Kiawah Island

Kiawah Island, South Carolina

Explanatory Notes:

- 1) **3.3%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2026** is Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0															
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)		FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
Property Site Elements																											
4.090	1	1 Allowance		Beaches/Shoreline, Annual Beach and Inshore Monitoring Program	2026	Annual	0	175,000.00	175,000	175,000	28.4%	175,000	180,775	186,741	192,903	199,269	205,845	212,638	219,655	226,903	234,391	242,126	250,116	258,370	266,896	275,704	284,802
4.091	1	1 Allowance		Beaches/Shoreline, Beach Access/Walkover Repairs	2026	Annual	0	100,000.00	100,000	100,000	16.2%	100,000	103,300	106,709	110,230	113,868	117,626	121,507	125,517	129,659	133,938	138,358	142,923	147,640	152,512	157,545	162,744
4.092	1	1 Allowance		Beaches/Shoreline, Captain Sams Inlet Management	2027	to 10	1	50,000.00	50,000	50,000	1.1%	51,650											71,462				
4.093	1	1 Allowance		Beaches/Shoreline, East End Channel Realignment, Construction	2027	to 10	1	1,100,000.00	1,100,000	1,100,000	24.0%	1,136,300											1,572,158				
4.094	1	1 Allowance		Beaches/Shoreline, East End Channel Realignment, Soft Costs	2027	to 10	1	275,000.00	275,000	275,000	6.0%	284,075											393,040				
4.095	1	1 Allowance		Beaches/Shoreline, Storm-Response Dune Management and Habitat Recovery	2026	Annual	0	150,000.00	150,000	150,000	24.3%	150,000	154,950	160,063	165,345	170,802	176,438	182,261	188,275	194,488	200,907	207,536	214,385	221,460	228,768	236,317	244,116
Anticipated Expenditures, By Year (\$32,457,834 over 30 years)												425,000	1,911,050	453,513	468,479	483,939	499,909	516,406	533,447	551,051	569,235	588,020	2,644,084	627,470	648,176	669,566	691,662

Addendum C: Beach Capital Maintenance

RESERVE EXPENDITURES

The Town of
Kiawah Island

Kiawah Island, South Carolina

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
Property Site Elements																											
4.090	1	1 Allowance		Beaches/Shoreline, Annual Beach and Inshore Monitoring Program	2026	Annual	0	175,000.00	175,000	175,000	28.4%	294,200	303,909	313,938	324,298	335,000	346,055	357,475	369,271	381,457	394,045	407,049	420,481	434,357	448,691	463,498	
4.091	1	1 Allowance		Beaches/Shoreline, Beach Access/Walkover Repairs	2026	Annual	0	100,000.00	100,000	100,000	16.2%	168,114	173,662	179,393	185,313	191,428	197,746	204,271	211,012	217,976	225,169	232,599	240,275	248,204	256,395	264,856	
4.092	1	1 Allowance		Beaches/Shoreline, Captain Sams Inlet Management	2027	to 10	1	50,000.00	50,000	50,000	1.1%						98,873									132,428	
4.093	1	1 Allowance		Beaches/Shoreline, East End Channel Realignment, Construction	2027	to 10	1	1,100,000.00	1,100,000	1,100,000	24.0%						2,175,201										2,913,415
4.094	1	1 Allowance		Beaches/Shoreline, East End Channel Realignment, Soft Costs	2027	to 10	1	275,000.00	275,000	275,000	6.0%						543,800										728,354
4.095	1	1 Allowance		Beaches/Shoreline, Storm-Response Dune Management and Habitat Recovery	2026	Annual	0	150,000.00	150,000	150,000	24.3%	252,172	260,493	269,090	277,970	287,143	296,618	306,407	316,518	326,963	337,753	348,899	360,413	372,306	384,592	397,284	
Anticipated Expenditures, By Year (\$32,457,834 over 30 years)												714,487	738,065	762,421	787,581	813,571	3,658,293	868,152	896,802	926,396	956,967	988,547	1,021,169	1,054,868	1,089,678	4,899,834	

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
The Town of
Kiawah Island

		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
Kiawah Island, South Carolina		FY2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Reserves at Beginning of Year	(Note 1)	7,549,174	8,218,670	7,143,664	7,577,149	8,001,160	8,069,157	8,653,621	7,423,940	7,746,522	8,306,505	8,489,773	8,664,855	6,331,202	6,991,391	7,407,286	7,160,117
Total Recommended Reserve Contributions	(Note 2)	884,466	884,500	884,500	884,500	884,500	884,500	913,700	943,900	975,000	1,007,200	1,040,400	1,074,700	1,110,200	1,146,800	1,184,600	1,223,700
Estimated Interest Earned, During Year	(Note 3)	210,030	204,629	196,084	207,506	214,059	222,750	214,156	202,073	213,829	223,729	228,503	199,750	177,459	191,793	194,040	200,078
Anticipated Expenditures, By Year		(425,000)	(2,164,135)	(647,099)	(667,996)	(1,030,561)	(522,787)	(2,357,537)	(823,391)	(628,846)	(1,047,661)	(1,093,821)	(3,608,103)	(627,470)	(922,698)	(1,625,809)	(723,315)
Anticipated Reserves at Year End		\$8,218,670	\$7,143,664	\$7,577,149	\$8,001,160	\$8,069,157	\$8,653,621	\$7,423,940	\$7,746,522	\$8,306,505	\$8,489,773	\$8,664,855	\$6,331,202	\$6,991,391	\$7,407,286	\$7,160,117	\$7,860,580

(continued)

		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Reserves at Beginning of Year		7,860,580	8,344,114	8,835,033	9,091,777	9,448,472	10,298,406	7,485,071	8,039,173	8,515,958	8,628,615	9,209,651	6,660,591	6,915,849	7,774,132	7,780,995
Total Recommended Reserve Contributions		1,264,100	1,305,800	1,348,900	1,393,400	1,439,400	1,486,900	1,536,000	1,586,700	1,639,100	1,693,200	1,749,100	1,806,800	1,866,400	1,928,000	1,991,600
Estimated Interest Earned, During Year		215,849	228,829	238,788	246,959	263,032	236,879	206,786	220,517	228,369	237,609	211,394	180,841	195,673	207,197	130,938
Anticipated Expenditures, By Year		(996,415)	(1,043,710)	(1,330,944)	(1,283,664)	(852,498)	(4,537,114)	(1,188,685)	(1,330,431)	(1,754,812)	(1,349,774)	(4,509,553)	(1,732,383)	(1,203,790)	(2,128,334)	(7,854,500)
Anticipated Reserves at Year End		\$8,344,114	\$8,835,033	\$9,091,777	\$9,448,472	\$10,298,406	\$7,485,071	\$8,039,173	\$8,515,958	\$8,628,615	\$9,209,651	\$6,660,591	\$6,915,849	\$7,774,132	\$7,780,995	\$2,049,033

(NOTES 4&5)

Explanatory Notes:

- 1) Year 2026 starting reserves are as of June 30, 2025; FY2026 starts July 1, 2025 and ends June 30, 2026.
- 2) Reserve Contributions for 2026 are budgeted; 2027 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2056 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

Capital Planning FIVE-YEAR OUTLOOK

The Town of Kiawah Island

Kiawah Island, South Carolina

Line Item	Reserve Component Inventory	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031
<u>Exterior Building Elements</u>							
1.840	Walls, Siding, Fiber Cement, Paint Finishes and Capital Repairs					36,893	
<u>Interior Building Elements</u>							
2.201	Floor Coverings, Carpet, Original (Council Chambers & Conference)					29,890	
2.450	Furnishings, Phased					56,934	
2.525	Office Equipment, Workstations/Cubicles and Seating					145,751	
2.526	Office Equipment, Computers and IT Equipment					81,985	
2.527	Office Equipment, Shared Equipment and Electronics (Incl. Printers)					60,350	
2.800	Paint Finishes, Original					20,952	
<u>Building Services Elements</u>							
3.001	Audio/Visual System, Council Chambers and Conference Rooms, Equipment					113,868	
3.820	Security System, Phased			26,144			
<u>Property Site Elements</u>							
4.020	Asphalt Pavement, Crack Repair and Patch, Beachwalker Drive			16,713			
4.024	Asphalt Pavement, Crack Repair and Patch, Kiawah Island Parkway			50,140			
4.028	Asphalt Pavement, Crack Repair and Patch, Parking Areas			15,126			
4.033	Asphalt Pavement, Crack Repair and Patch, Betsy Kerrison Parkway			16,807			
4.080	Asphalt Pavement, Walking/Bike Paths, Leisure Trails, Total Replacement, Phased			51,797			
4.097	Bridge, Kiawah Island Parkway, Inspections and Minor Repairs		10,330		11,023		11,763
4.099	Bridge, Kiawah Island Parkway, Repairs and Preservation (Incl. Sealants/Joints)		56,815				
4.140	Concrete Sidewalks, Partial						11,116
4.144	Electric Vehicle Charging Stations, Dual-Port				55,115		
4.286	Fences, Wood, Guard Rails, Along Leisure Trails, Phased			16,860			
<u>Maintenance Vehicles</u>							
5.001	ATV, 8x8, 2017 Purchased		26,858				
5.005	Bobcat, 2009 Purchased				61,729		
5.013	Toyota 4Runner, 2013 Purchased		42,353				
5.017	Toyota Tacomas, 2016 Purchased		72,310				
5.023	Toyota Tundra, 2017 Purchased		44,419				
5.025	Toyota Tundra, 2019 Purchased				41,888		
5.027	Toyota Tundra, 2019 Purchased				29,762		
Anticipated Expenditures, By Year (\$1,215,689 over 5 years)		0	253,085	193,586	199,517	546,623	22,878

Addendum A: Snapshot/Catastrophic FIVE-YEAR OUTLOOK

The Town of Kiawah Island

Kiawah Island, South Carolina

Line Item	Reserve Component Inventory	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031
<u>Exterior Building Elements</u>							
1.180	Doors, Entrances (Incl. Miscellaneous Exterior Doors)	92,000					
1.280	Roof Assemblies, Asphalt Shingles (Incl. Gutters and Downspouts)	165,000					
1.840	Walls, Siding, Fiber Cement, Paint Finishes and Capital Repairs	32,400					
1.845	Walls, Siding, Fiber Cement, Replacement	121,800					
1.980	Windows	122,400					
1.990	Hard Rebuild Allowance, Town Hall and Maintenance Building	15,500,000					
<u>Interior Building Elements</u>							
2.060	Ceilings, Acoustical Tiles, Grid and Lighting	32,830					
2.200	Floor Coverings, Carpet, 2025 Replaced (Offices)	58,500					
2.201	Floor Coverings, Carpet, Original (Council Chambers & Conference)	26,250					
2.450	Furnishings, Phased	50,000					
2.520	Kitchen, Near Offices, Renovation	18,000					
4.525	Office Equipment, Workstations/Cubicles and Seating	128,000					
4.526	Office Equipment, Computers and IT Equipment	72,000					84,690
4.527	Office Equipment, Shared Equipment and Electronics (Incl. Printers)	53,000					
2.799	Paint Finishes, 2025 (Offices)	17,200					
2.800	Paint Finishes, Original	18,400					
2.809	Partition, Council Chamber, Replacement	30,000					
2.900	Rest Rooms, Lobby, Renovation	70,000					
2.901	Rest Rooms, Offices, Renovation	40,000					
2.902	Rest Room, Permit Waiting Area, Renovation	10,000					
2.913	Stage, Council Chamber, Wood (Incl. Built-in Table)	20,000					
<u>Building Services Elements</u>							
3.001	Audio/Visual System, Council Chambers and Conference Rooms, Equipment	100,000					
3.170	Building Automation System	19,500					
3.440	Generator, Emergency (Includes Transfer Switch)	88,000					
3.442	HVAC, Air Handling Unit, Make-up Air, <i>Daikin</i> , 25-Tons	34,500					
3.443	HVAC, Air Handling Units, Split System, Maintenance Building	18,000					
3.444	HVAC, VRV Outdoor Heat Pump Units, <i>Daikin</i>	80,000					

Addendum A: Snapshot/Catastrophic FIVE-YEAR OUTLOOK

The Town of Kiawah Island

Kiawah Island, South Carolina

Line Item	Reserve Component Inventory	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031
3.445	HVAC, VRV Indoor Fan Coil Units	50,000					
3.555	Life Safety System, Control Panel	10,000					
3.560	Life Safety System, Emergency Devices	22,000					
3.820	Security System	49,000					
<u>Property Site Elements</u>							
4.022	Asphalt Pavement, Total Replacement, Streets, Beachwalker Drive	223,750					
4.026	Asphalt Pavement, Total Replacement, Streets, Kiawah Island Parkway	805,500					
4.032	Asphalt Pavement, Total Replacement, Parking Areas	405,000					
4.035	Asphalt Pavement, Total Replacement, Betsy Kerrison Parkway	450,000					
4.080	Asphalt Pavement, Walking/Bike Paths, Leisure Trails, Total Replacement	242,700					
4.099	Bridge, Kiawah Island Parkway, Total Replacement (Incl. Pedestrian Bridge)	14,000,000					
4.110	Concrete Curbs and Gutters	203,350					
4.140	Concrete Sidewalks	94,500					
4.144	Electric Vehicle Charging Stations, Dual-Port	50,000					
4.286	Fences, Wood, Guard Rails, Along Leisure Trails	79,000					
4.560	Light Poles and Fixtures	55,200					
4.620	Pavers, Masonry	40,500					
4.700	Ponds, Aerators	19,400					
4.710	Ponds, Erosion Control	66,780					
4.730	Ponds, Sediment Removal	160,230					
4.800	Signage, Entrance Monuments	20,000					
<u>Maintenance Vehicles</u>							
5.001	ATV, 8x8, 2017 Purchased	26,000					
5.003	Boat, Cayman, 2025 Purchased	70,000					
5.005	Bobcat, 2009 Purchased	56,000					
5.007	Ford F-150, 2023 Purchased	58,000					
5.009	Ford F-150, 2024 Purchased	60,000					
5.011	Polaris, UV, Powersports Plus, 2025 Purchased	24,000					
5.013	Toyota 4Runner, 2013 Purchased	41,000					
5.015	Toyota 4Runner, 2022 Purchased	48,000					

Addendum A: Snapshot/Catastrophic
FIVE-YEAR OUTLOOK

The Town of
Kiawah Island
Kiawah Island, South Carolina

Line Item	Reserve Component Inventory	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031
5.017	Toyota Tacomas, 2016 Purchased	70,000					
5.019	Toyota Tacoma, 2023 Purchased	52,000					
5.021	Toyota Tacoma, 2025 Purchased	31,000					
5.023	Toyota Tundra, 2017 Purchased	43,000					
5.025	Toyota Tundra, 2019 Purchased	38,000					
5.027	Toyota Tundra, 2019 Purchased	27,000					
5.029	Toyota Tundra, 2023 Purchased	56,000					
Anticipated Expenditures, By Year (\$34,849,380 over 5 years)		34,764,690	0	0	0	0	84,690

Addendum B: Beach/Storm Cleanup
FIVE-YEAR OUTLOOK

**The Town of
Kiawah Island**
Kiawah Island, South Carolina

Line Item	Reserve Component Inventory	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031
Property Site Elements							
9.000	Beach Emergency Work - Minor (Incl. ~20% Assumed FEMA Reimbursement)		233,045		248,680		265,363
9.002	Beach Emergency Work - Major (Incl. ~20% Assumed FEMA Reimbursement)						1,025,695
9.004	Storm Cleanup - Typical (Incl. ~20% Assumed FEMA Reimbursement)		289,240		308,645		329,351
9.006	Storm Cleanup - Severe (Incl. ~20% Assumed FEMA Reimbursement)		632,196				719,868
9.008	Temporary Bridge/Access - Single Lane (Major Event) (Incl. ~20% Assumed FEMA Reimbursement)		284,075				323,470
9.010	Temporary Bridge/Access - Double Lane (Alternate Scenario) (Incl. ~20% Assumed FEMA Reimbursement)						176,438
Anticipated Expenditures, By Year (\$4,836,066 over 5 years)		0	1,438,556	0	557,324	0	2,840,186

Addendum C: Beach Capital Maintenance

FIVE-YEAR OUTLOOK

**The Town of
Kiawah Island**

Kiawah Island, South Carolina

Line Item	Reserve Component Inventory	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031
Property Site Elements							
4.090	Beaches/Shoreline, Annual Beach and Inshore Monitoring Program	175,000	180,775	186,741	192,903	199,269	205,845
4.091	Beaches/Shoreline, Beach Access/Walkover Repairs	100,000	103,300	106,709	110,230	113,868	117,626
4.092	Beaches/Shoreline, Captain Sams Inlet Management		51,650				
4.093	Beaches/Shoreline, East End Channel Realignment, Construction		1,136,300				
4.094	Beaches/Shoreline, East End Channel Realignment, Soft Costs		284,075				
4.095	Beaches/Shoreline, Storm-Response Dune Management and Habitat Recovery	150,000	154,950	160,063	165,345	170,802	176,438
Anticipated Expenditures, By Year (\$4,241,889 over 5 years)		425,000	1,911,050	453,513	468,479	483,939	499,909

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future Town Council members. We advise the Town Council use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

CAPITAL PLANNING

Exterior Building Elements



Town Hall overview



Town Hall overview



Town Hall overview



Maintenance building overview

Doors, Entrances

Line Item: 1.180

Quantity: The Municipality maintains approximately 920 square feet of entrance doors located at the Town Hall and maintenance buildings.

History: Original to construction in 2017.

Condition: Good overall and reported in satisfactory operational condition.



Common entrance door



Common door



Common door

Useful Life: Up to 30 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any damage, base corrosion or alignment issues
 - Replace deteriorated hardware and loose weather stripping

- Periodic touch-up paint finish applications as needed

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Town budget for interim replacements to miscellaneous exterior and utility doors as needed through the operating budget.

Roof Assemblies, Asphalt Shingles

Line Item: 1.280

Quantity: Approximately 220 *squares*¹ of asphalt shingle roofs located at the Town Hall building and the maintenance building including approximately 550 linear feet of aluminum gutters and downspouts.

History: Original. The Municipality should conduct inspections of the roofs semiannually and fund these inspections through the operating budget.

Condition: Good overall with minor shingle curl, debris accumulation and stains evident based on our visual inspection from the ground. Management and the Town Council do not report a history of leaks.



Asphalt shingle roof overview



Asphalt shingle roof overview

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



Asphalt shingle roof overview



Asphalt shingle roof overview



Asphalt shingle roof overview – Note shingle curl



Asphalt shingle roof overview – Note minor stains



Asphalt shingle roof overview



Asphalt shingle roof overview



Asphalt shingle roof overview – Note minor debris accumulation



Asphalt shingle roof overview



Asphalt shingle roof overview



Asphalt shingle roof overview



Asphalt shingle roof overview

Useful Life: 15- to 20-years

Component Detail Notes: The existing roof assembly comprises the following:

- Laminate architectural shingles

- Boston style ridge caps
- Rubber seal with metal base boot flashing at waste pipes
- Soffit and ridge vents
- Metal drip edge
- Enclosed half weaved valleys

Insulation and ventilation are two major components of a sloped roof system. Together, proper insulation and ventilation help to control attic moisture and maintain an energy efficient building. Both insulation and ventilation prevent moisture buildup which can cause wood rot, mold and mildew growth, warp sheathing, deteriorate shingles, and eventually damage building interiors. Sufficient insulation helps to minimize the quantity of moisture that enters the attic spaces and adequate ventilation helps to remove any moisture that enters the attic spaces. These two roof system components also help to reduce the amount of energy that is required to heat and cool a building. Proper attic insulation minimizes heat gain and heat loss between the residential living spaces and attic spaces. This reduces energy consumption year-round. Proper attic ventilation removes excessive heat from attic spaces that can radiate into residential living spaces and cause air conditioners to work harder. Properly installed attic insulation and ventilation work together to maximize the useful life of sloped roof systems.

The vents should be clear of debris and not blocked from above by attic insulation. If the soffit vents are blocked from above, installation of polystyrene vent spaces or baffles between the roof joists at these locations can ensure proper ventilation.

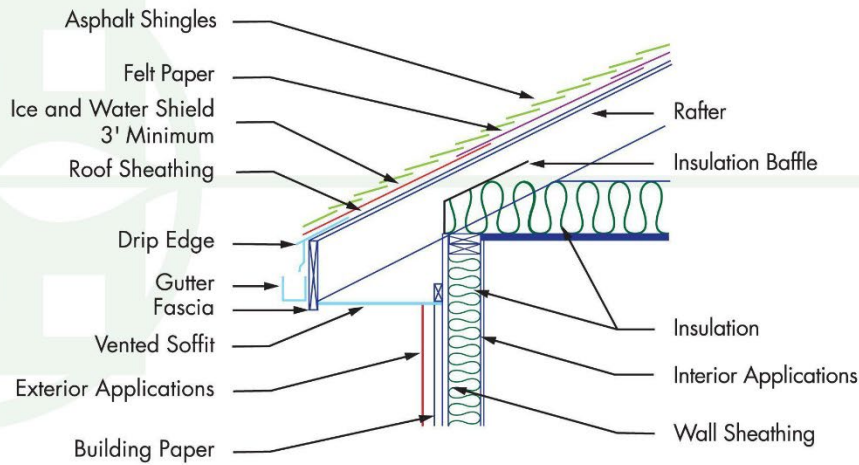
Certain characteristics of condition govern the times of replacement. Replacement of an asphalt shingle roof becomes necessary when there are multiple or recurring leaks and when the shingles begin to cup, curl and lift. These conditions are indications that the asphalt shingle roof is near the end of its useful life. Even if the shingles are largely watertight, the infiltration of water in one area can lead to permanent damage to the underlying roof sheathing. This type of deterioration requires replacement of saturated sections of sheathing and greatly increases the cost of roof replacement. Roof leaks may occur from interrelated roof system components, i.e., flashings. Therefore, the warranty period, if any, on the asphalt shingles, may exceed the useful life of the roof system.

Warranties are an indication of product quality and are not a product guarantee. Asphalt shingle product warranties vary from 20- to 50-years and beyond. However, the scope is usually limited to only the material cost of the shingles as caused by manufacturing defects. Warranties may cover defects such as thermal splitting, granule loss, cupping, and curling. Labor cost is rarely included in the remedy so if roof materials fail, the labor to tear off and install new shingles is extra. Other limitations of warranties are exclusions for "incidental and consequential" damages resulting from age, hurricanes, hailstorms, ice dams, severe winds, tornadoes, earthquakes, etc. There are some warranties which offer no dollar limit for replacement at an additional cost (effectively an insurance policy) but again these warranties also have limits and may not cover all damages other than a product defect. We recommend a review of the manufacturers' warranties as part of the evaluation of competing proposals to replace a roof system. This evaluation should identify the current costs of remedy if the roof were to fail in the near future. A comparison

of the costs of remedy to the total replacement cost will assist in judging the merits of the warranties.

The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at Kiawah Island:

ROOF SCHEMATIC



© Reserve Advisors

Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

Preventative Maintenance Notes: We recommend the Municipality maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Record any areas of water infiltration, flashing deterioration, damage or loose shingles
 - Implement repairs as needed if issues are reoccurring
 - Trim tree branches that are near or in contact with roof
- As-needed:

- Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Siding, Fiber Cement

Line Item: 1.840

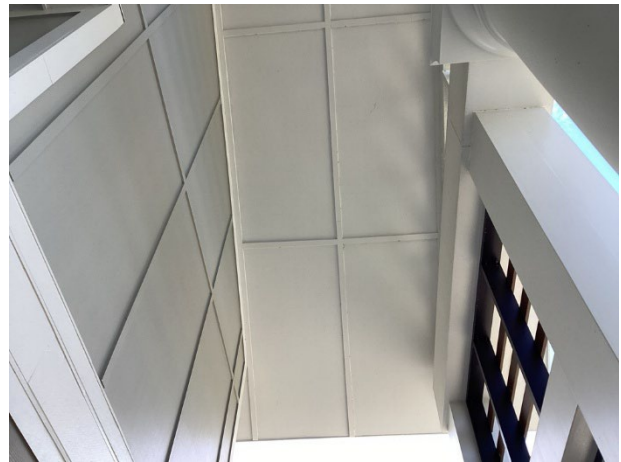
Quantity: Approximately 11,600 square feet of fiber cement siding comprises the exterior walls at the Town Hall and maintenance building. This quantity includes the soffit, fascia and trim.

History: Original

Condition: The paint finishes are in good overall condition with no visible deterioration evident.



Fiber cement siding overview



Fiber cement siding overview



Fiber cement siding overview



Fiber cement siding overview



Fiber cement siding overview



Fiber cement siding overview



Fiber cement siding overview



Fiber cement siding overview



Fiber cement siding overview



Fiber cement siding overview

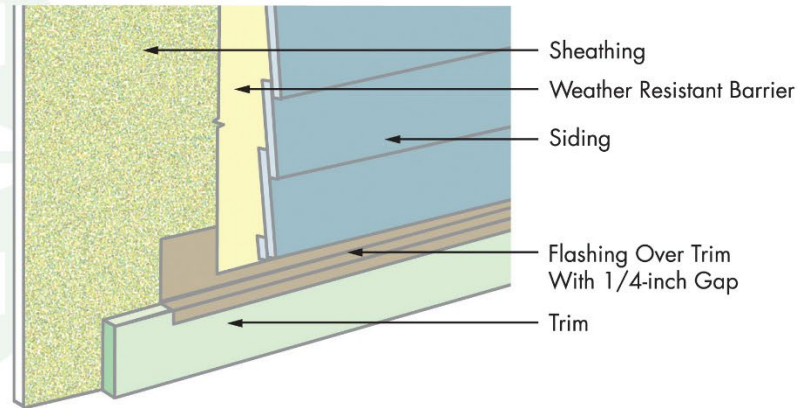
Useful Life: With the benefit of periodic maintenance, applications of this type of material can have a useful life of up to 50 years. Therefore, we consider replacement of the fiber cement siding to be a long-lived component at this time. This useful life is based on a high grade pre-finish applied in the factory. This useful life is also dependent upon paint applications and partial replacements up to every 8- to 10-years.

Component Detail Notes: Fiber cement siding is made from a combination of cement, sand and cellulose fiber. Manufacturing of the siding utilizes a steam curing process to increase strength and dimensional stability. The siding is also manufactured in layers forming a sheet of desired thickness. A wood grain imprint is typically applied to the exposed surface. Fiber cement siding offers many advantages over other types of siding. These advantages include:

- Capable of withstanding salt spray and ultraviolet rays
- Dimensional stability (will not buckle or warp as easily as other materials)
- Paint applications last longer compared to wood siding
- Resistant to insects, birds and fire

The following diagram details a typical fiber cement siding system at the interface with other building components although it may not reflect the actual configuration at Kiawah Island:

FIBER CEMENT SIDING DETAIL



© Reserve Advisors

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, loose boards and finish stains
 - Periodic pressure cleaning at areas with organic growth
 - Touch-up paint finish applications as needed and sealing of butt joints and field cut end joints

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We anticipate the following during each paint application cycle:

- Paint finish application
- Replacement of 200 square feet, or up to two percent (2%), of the siding and trim (The exact amount of material in need of replacement will depend on the actual future conditions and desired appearance. We recommend replacement wherever cracks, delamination and deterioration impair the ability of the material to prevent water infiltration.)
- Replacement of up to 800 linear feet of sealants, or fifty percent (50%) of the total

Windows

Line Item: 1.980

Quantity: Approximately 1,440 square feet of common windows

History: Original

Condition: Good overall



Common windows



Common windows



Common windows

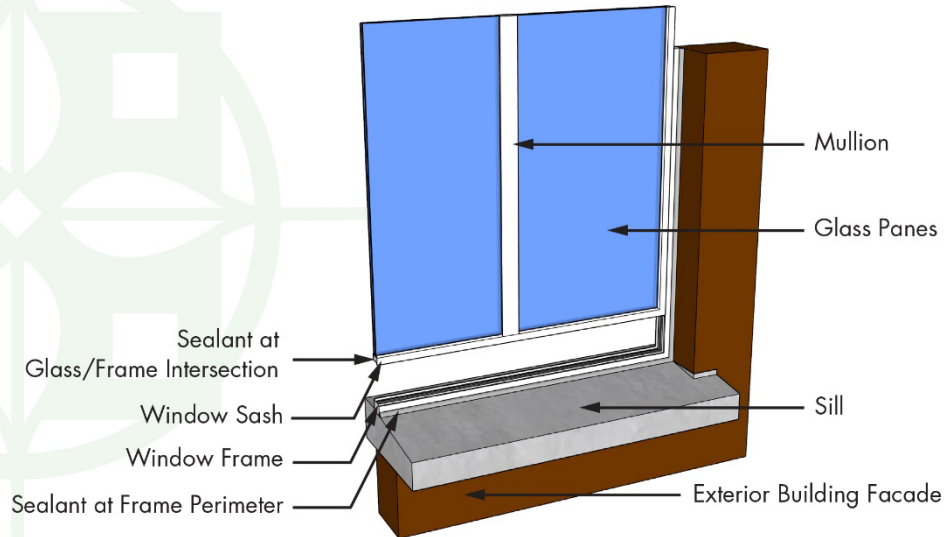


Common windows and doors

Useful Life: Up to 40 years

Component Detail Notes: The following schematic depicts the typical components of a window system although it may not reflect the actual configuration at Kiawah Island:

WINDOW DETAIL



© Reserve Advisors

Properly designed window and door assemblies anticipate the penetration of some storm water beyond the gaskets. This infiltrated storm water collects in an internal drainage system and drains, or exits, the frames through weep holes. These weep holes can become clogged with dirt or if a sealant is applied, resulting in trapped storm water. However, as window frames, gaskets and sealants deteriorate, leaks into the interior can result. The windows will eventually need replacement or major capital repairs to prevent water infiltration and damage from wind driven rain.

The thermal efficiencies of the window assemblies are affected by their design and construction components. These components include glazings, thickness of air space between glazings, low-conductivity gas, tinted coatings, low-e coatings and thermal barriers. The Municipality should thoroughly investigate these component options at the time of replacement. Some manufacturers may include these components as part of the standard product and other manufacturers may consider these components as options for an additional cost. Kiawah Island should review the specifications provided by the manufacturers to understand the thermal design and construction components of the proposed assemblies.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose weather stripping and/or lock damage
 - Inspect for broken glass and damaged screens
 - Record instances of water infiltration, trapped moisture or leaks

- As-needed:
 - Verify weep holes are unobstructed and not blocked with dirt or sealant, if applicable
 - Replace damaged or deteriorated sliding glass rollers, if applicable

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Interior Building Elements

Ceilings, Acoustical Tiles, Grid and Lighting

Line Item: 2.060

Quantity: Approximately 4,690 square feet

History: Original

Condition: Good overall



Acoustical ceiling tiles overview



Acoustical ceiling tiles overview



Acoustical ceiling tiles overview



Acoustical ceiling tiles overview

Useful Life: Up to 30 years

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Carpet

Line Items: 2.200 and 2.201

Quantity and History: Approximately 780 square yards of carpet floor coverings that were replaced in 2025 due to a flood (predominantly at the office area within the Town Hall building) in addition to 350 square yards of carpet that is original to Town Hall construction (predominantly at the council chambers and conference rooms). (Contractor measurements will vary from the actual floor area due to standard roll lengths, patterns and installation waste.)

Condition: Good overall



Carpet floor coverings



Carpet floor coverings



Carpet floor coverings



Carpet floor coverings



Carpet floor coverings



Carpet floor coverings



Carpet floor coverings



Carpet floor coverings

Useful Life: 8- to 12-years

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furnishings

Line Item: 2.450

Quantity: The Town maintains all the furnishings throughout the Town Hall and maintenance building including, but not limited to, tables, chairs, planters, benches, art fixtures and upholstery. *Note: These quantities do not include the office furnishings and equipment as those are included within Line Items 4.525 – 4.527.*

History: Mostly original

Condition: Good overall



Furnishings overview



Furnishings overview



Furnishings overview



Furnishings overview



Furnishings overview



Furnishings overview



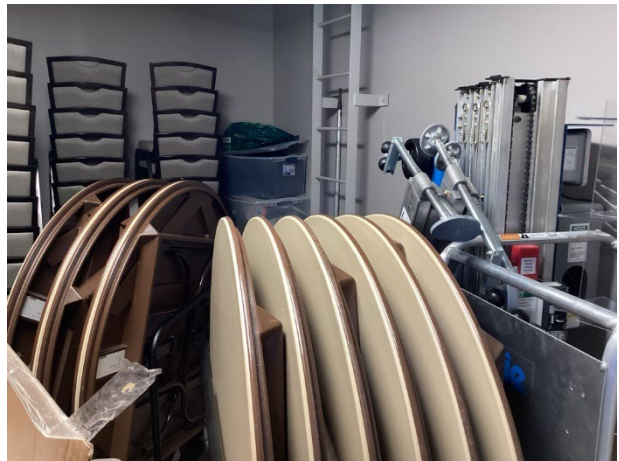
Furnishings overview



Furnishings overview



Furnishings overview



Furnishings overview

Useful Life: Varies significantly up to 20 years

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Kitchen, Renovation

Line Item: 2.520

Quantity: The Municipality maintains the kitchen/break room area near the offices. Components of the kitchen include:

- Appliances
- Cabinets and countertops
- Light fixtures

History: Original

Condition: Good overall

Useful Life: Renovation up to every 25 years

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Municipality budget for interim replacement of small appliances and equipment as needed.

Office Equipment

Line Items: 2.525 – 2.527

Quantity: The Town utilizes the following office equipment:

- Chairs
- Desks
- Cubicles
- Printers
- Computers
- Cabinets
- Filing cabinets
- Built-ins
- Conference tables
- Televisions
- *Note: These quantities include the office equipment at the maintenance building.*

History: Original

Condition: Good overall



Office furnishings



Office furnishings



Office furnishings



Office furnishings



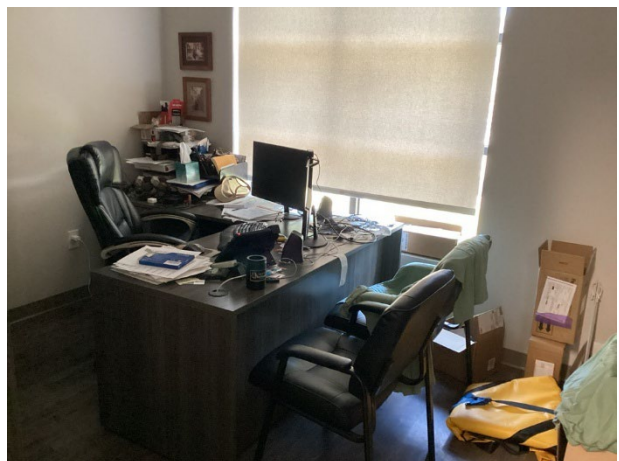
Office furnishings



Maintenance office



Office furnishings



Maintenance office



Office furnishings

Useful Life: 8- to 12-years for the workstations/cubicles and seating, 4- to 6-years for the computers and additional IT equipment, and 5- to 10-years for the shared equipment and electronics, including printers.

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Town budget for any interim replacements or repairs as needed through the operating budget.

Paint Finishes

Line Items: 2.799 and 2.800

Quantity and History: The town maintains approximately 8,600 square feet of paint finishes at the offices, which were touched up following the flood in 2025. The Town also maintains approximately 9,200 square feet of paint finishes at the remaining areas of the Town Hall building that are original to Town Hall construction.

Condition: Good overall



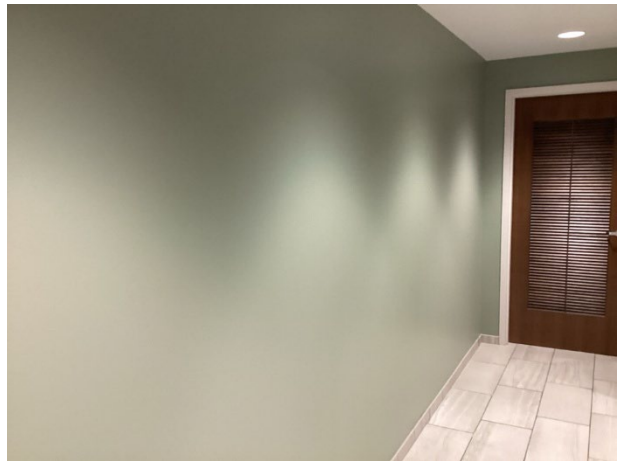
Paint finishes overview



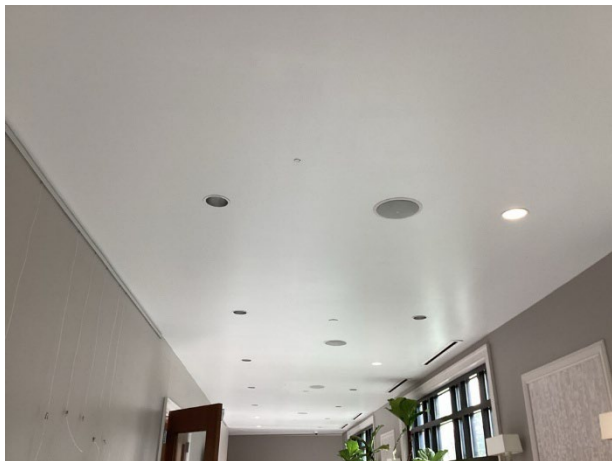
Paint finishes overview



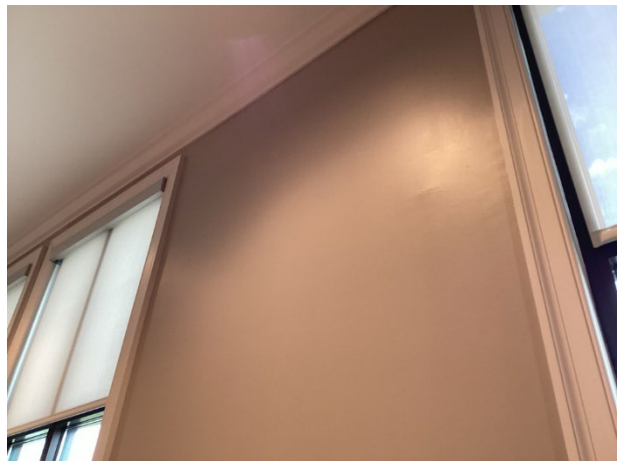
Paint finishes overview



Paint finishes overview



Paint finishes overview



Paint finishes overview



Paint finishes overview

Useful Life: 8- to 12-years

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Partition, Council Chamber

Line Item: 2.809

Quantity: The Town maintains a partition at the council chamber

History: Original

Condition: Good to fair overall



Room divider/partition

Useful Life: Up to 20 years

Priority: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms

Line Items: 2.900 – 2.902

Quantity: The Town Hall building contains two rest rooms adjacent the lobby area, two restrooms near the offices and an additional restroom near the permit room. The restroom components include:

- Tile floor coverings
- Paint finishes
- Granite countertops
- Light fixtures
- Plumbing fixtures

History: Original

Condition: Good overall



Rest room overview



Rest room overview



Rest room overview



Paint finishes overview



Rest room overview



Rest room overview

Useful Life: Renovation up to every 25 years

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Town budget for interim repairs as needed to plumbing fixtures as needed through the operating budget.

Stage

Line Item: 2.913

Quantity: The Town maintains a stage with built-ins at the Council Chambers.

History: Original

Condition: Good overall



Stage and built-in table



Stage

Useful Life: Up to 20 years

Priority: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Building Services Elements

Audio/Visual System

Line Item: 3.001

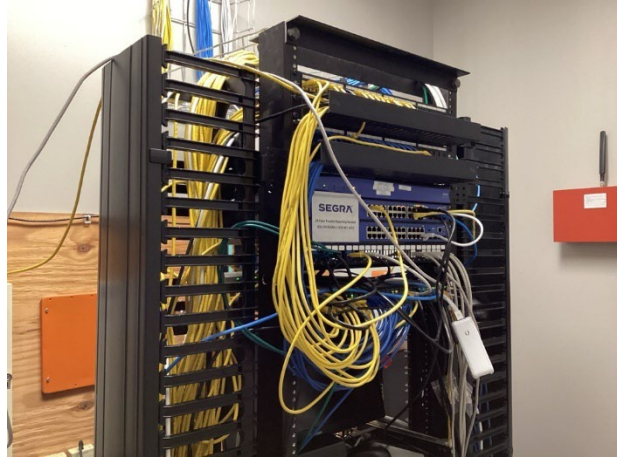
Quantity: The Town maintains an audio/visual (A/V) system servicing the council chambers and conference spaces within the Town Hall building.

History: Original

Condition: Good overall



A/V Equipment



A/V Equipment



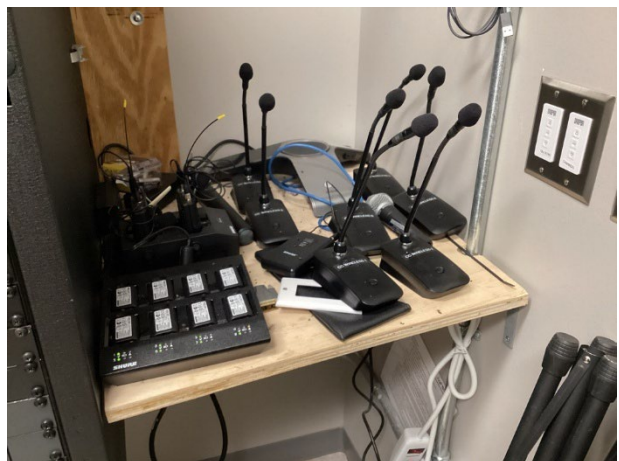
A/V Equipment



A/V Equipment



A/V Equipment



A/V Equipment



A/V Equipment

Useful Life: Up to 10 years

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Building Automation System

Line Item: 3.170

History: Original

Condition: Reported satisfactory without operational deficiencies

Useful Life: Up to 15 years

Component Detail Notes: The building automation system (or energy management system) monitors and controls the mechanical systems.

Preventative Maintenance Notes: We recommend the Municipality obtain and adhere to the manufacturer's recommended maintenance plan and maintain a maintenance contract with a qualified professional. We recommend the Municipality periodically inspect for loose wiring and verify controls and sensors are operational to maximize the remaining useful life.

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Generator, Emergency

Line Item: 3.440

Quantity: The Town maintains a generator near the maintenance building.

History: Original

Condition: Reported satisfactory without operational deficiencies



Generator

Useful Life: Up to 35 years

Preventative Maintenance Notes: As a reference, the Municipality may consult the following document: *NFPA 110, Standard for Emergency and Standby Power Systems*. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Weekly:
 - Check fuel and oil levels
 - Inspect cooling and exhaust systems
 - Check battery, electrical components and transfer switches
 - Run generator without load and look for unusual conditions such as leaks
- Monthly:
 - Exercise generator under load test for minimum of 30 minutes
 - Check oil levels before running and after 10 minutes of run time
- Annually:
 - Complete full inspection and necessary repairs
 - Change fuel and air filters
 - Change oil and replace oil filter
 - Change spark or glow plugs
 - Flush cooling system

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes replacement of the transfer switch. We recognize that the transfer switch may require replacement prior to the replacement of the generator. For purposes of this Reserve Study, we assume coordination of replacement with the generator.

HVAC Equipment

Line Items: 3.442 – 3.445

Quantity: The Town maintains HVAC systems which serve both the Town Hall building and the maintenance building. The HVAC systems are comprised of a *Daikin* Make-up Air Handling Unit (25-tons), two split systems at the maintenance building, four VRV outdoor *Daikin* heat pumps and approximately 20 indoor fan coil units inside the Town Hall building for distribution.

History: Original; repairs being conducted at the time of inspection.

Condition: Reported satisfactory without operational deficiencies



Make-up air unit



Split system condensing units at maintenance building



Outdoor heat pump units

Useful Life: 15- to 20-years

Preventative Maintenance Notes: The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
 - Change or clean air filters as needed
- Semi-annually:
 - Lubricate motors and bearings
 - Inspect base pan, cabinet and clear obstructions as necessary
 - Check belt tension and alignment
- Annually:
 - Clean drain pans, clean fan assembly, inspect fan drive system and controls
 - Inspect and clean accessible ductwork as needed
 - Replace belts
 - Clear burners of debris if applicable

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Life Safety System

Line Items: 3.555 and 3.560

Quantity: The life safety system at Kiawah Island includes the following components:

- Audio/visual fixtures
- Control panel
- Detectors

- Emergency light fixtures
- Exit light fixtures
- Pull stations
- Wiring

History: Original

Conditions: Reported satisfactory without operational deficiencies.



Emergency devices



Emergency devices



Control panel



Annunciator



Annunciator

Useful Life: Up to 25 years for the devices and up to 15 years for the control panel

Preventative Maintenance Notes: We recommend the Municipality obtain and adhere to the manufacturer's recommended maintenance plan. In accordance with *NFPA 72* (National Fire Alarm and Signaling Code) we also recommend the Municipality maintain a maintenance contract with a qualified professional. The display panel read 'System Normal' at the time of our inspection. The required preventative maintenance may vary in frequency and scope based on the age of the components, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and test all components and devices, including, but not limited to, control panels, annunciators, detectors, audio/visual fixtures, signal transmitters and magnetic door holders
 - Test backup batteries
- As-needed:
 - Ensure clear line of access to components such as pull stations
 - Ensure detectors are properly positioned and clean of debris

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

Security System

Line Item: 3.820

Quantity: Kiawah Island utilizes the following security system components:

- Automated proximity reader system
- Cameras
- Multiplexers
- Recorder

History: Original

Condition: Reported satisfactory without operational deficiencies



Security system camera



Security system monitor



Security system



Access control point

Useful Life: 10- to 15-years

Preventative Maintenance Notes: We recommend the Municipality obtain and adhere to the manufacturer’s recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit’s age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:

- Check cameras for proper focus, fields of view are unobstructed and camera and lenses are clean and dust-free
- Check recording equipment for proper operation
- Verify monitors are free from distortion with correct brightness and contrast
- Annually:
 - Check exposed wiring and cables for wear, proper connections and signal transmission
 - Check power connections, and if applicable, functionality of battery power supply systems

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The Municipality should anticipate replacement of up to fifty percent (50%) of the security system components per event.

Property Site Elements

Asphalt Pavement

Line Items: 4.020 – 4.034

Quantity: The Town maintains approximately 8,950 square yards of asphalt pavement comprising Beachwalker Drive, approximately 26,850 square yards comprising Kiawah Island Parkway and an additional 8,100 square yards comprising the parking areas near Town Hall and the maintenance building. Lastly, the Town recently assumed responsibility for approximately 9,000 square yards of asphalt pavement comprising Betsy Kerrison Parkway.

History and Condition:

- The parking areas at the Town Hall and maintenance buildings were installed in approximately 2017; unknown history of repairs. This pavement is in good overall condition.
- Kiawah Island Parkway was repaved in June of 1998 for a cost of approximately \$900,000. Additional work was completed at the roundabout in 2007 and in 2010. The Town conducted a Parkway Evaluation (by Soil Consultant) in 2017 and conducted additional Kiawah Island Parkway improvements in 2021 (Banks/Artigues Landscaping). Intersection improvements were also made (where Kiawah Island Parkway intersects Beachwalker Drive) in 2024. Partial repaving was completed in June of 2025. The pavement at Kiawah Island Parkway is in good to fair overall condition with vehicular stains and periodic cracks evident. Drainage/flooding issues have been reported as Kiawah Island Parkway in recent years and future updates to this study will consider the need for updated costs and timing based on any future information or inspection reports which become available.

- Beachwalker Drive was repaved in June of 1999 for a cost of approximately \$140,000. Drainage improvements were conducted in 2017 and the turn lane was repaved in 2019. Additional improvements were made in 2022, with intersection repairs having been conducted in 2024. Lastly, landscaping improvements were conducted in 2024 and partial repaving in 2025. The pavement at Beachwalker Drive is in good to fair overall condition with cracks, previous repairs, wear and deterioration evident.
- Betsy Kerrison Parkway: Repaved within the last 10- to 15-years

TOWN HALL AND MAINTENANCE BUILDING PARKING AREAS



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement overview

KIAWAH ISLAND PARKWAY



Pavement overview – Note vehicular stains



Pavement overview



Pavement overview



Pavement overview



Pavement overview

BEACHWALKER DRIVE



Pavement overview



Pavement overview – Note vehicular stains



Pavement cracks



Pavement cracks



Pavement cracks



Pavement overview



Pavement overview



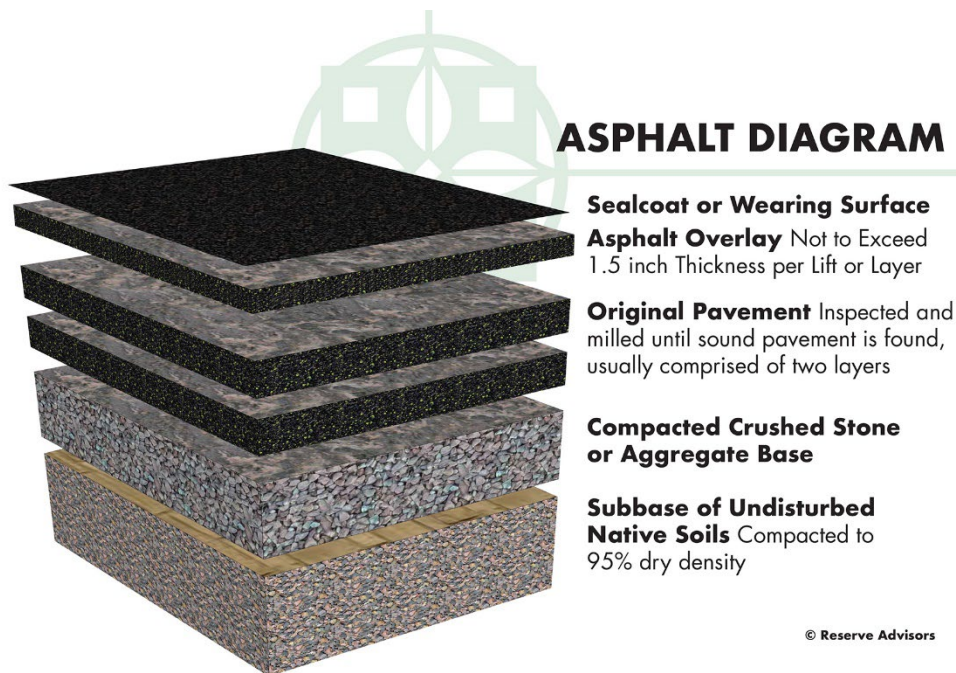
Pavement overview



Pavement overview

Useful Life: 15- to 20-years with the benefit of crack repair and patch events every three- to five-years

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother, more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Kiawah Island:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all

existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay at Kiawah Island followed by total replacement at the parking areas only.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:
 - Perform crack repairs and patching

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for crack repairs and patching of up to two percent (2%) of the pavement and our mill and overlay includes an allowance for patching of up to ten percent (20%). Our estimates of cost are partially based on information provided by the Town based on historical data.

Asphalt Pavement, Repaving, Walking/Bike Paths

Line Item: 4.080

Quantity: Approximately 8,090 square yards comprising the leisure trails throughout the community.

History: Varying ages; Partial sections repaved in 2000 (by Three Oaks Contracts for a cost of approximately \$20,000), 2010 (by Gulfstreams/The Greenery), 2012 (by JA Rauch Construction), 2015 (by Three Oaks) and 2022 (by Kimley Horn/Truluck).

Condition: Good to fair overall condition with periodic cracks, wear and deterioration evident.



Asphalt pavement walking path



Asphalt pavement walking path



Asphalt pavement walking path



Walking path cracks



Asphalt pavement walking path



Asphalt pavement walking path



Asphalt pavement walking path



Walking path cracks



Walking path cracks



Asphalt pavement walking path



Asphalt pavement walking path



Asphalt pavement walking path



Walking path cracks



Asphalt pavement walking path

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching, and the need to maintain a safe pedestrian surface

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Bridge, Kiawah Island Parkway

Line Items: 4.097 and 4.099

Quantity: The bridge at Kiawah Island Parkway is a reinforced concrete, precast pile-supported structure providing vehicle and pedestrian access across the tidal waterway. The most recent comprehensive inspection (*Ref: Bridge Inspection Report, 2024, Sections 3.2 and 4.1*) concluded that the bridge remains in overall good structural condition, with only localized maintenance needs noted. Recommendations were organized by priority and have been used to establish the timing and allowances reflected in this Reserve Study.

- **Inspections (Allowance – \$10,000, every 2- to 3-years beginning in 2027)**
 - Per Section 2.1 of the inspection report, biennial (every two-year) inspections are required under current SCDOT and FHWA standards for bridges of this type and exposure. To align with industry best practices and coordinate with the community’s reserve planning cycle, we have included an allowance beginning in 2026, repeating every 2- to 3-years. The \$10,000 estimated allowance covers above-water and underwater condition evaluations, photographic documentation, and structural assessment updates. Costs are based on recent project experience and contract pricing for similar bridge sizes.

- **Repairs and Preservation (Allowance – \$35,000, every 10- to 15-years beginning in 2027)**
 - Section 4.3 of the inspection report identifies several minor deficiencies, loose or deteriorated guardrail post caps, rusted fasteners, handrail cable tension loss at the southwest corner, localized concrete spalling, and hairline cracking at the abutments. None were deemed structurally significant, but all were recommended for repair within the next general maintenance cycle. Based on these findings, a grouped preservation event is planned in 2026-2027 to complete the recommended safety and concrete repair items and to perform limited joint sealing at Bent 5 if movement persists (Ref: Section 4.4).
 - The long-term cadence of 10-15 years allows for future bridge deck, railing, and minor concrete surface repairs, preserving the structure's service life and condition rating. The \$35,000 allowance represents typical costs to mobilize a small marine/bridge contractor to complete these grouped tasks, including traffic control, access, and minor material quantities.

Together, these two allowances provide for continued inspection, routine preservation, and contingency work consistent with the findings and recommendations of the 2024 inspection report. The timing and magnitude of these events should be revisited following each inspection cycle to ensure they remain appropriate as more detailed condition data become available.

History: The Town conducted a joint replacement in 2014 for a cost of approximately \$60,000 and additional bridge repairs in approximately 2017 for a cost of approximately \$53,000.

Condition: Visually appears in good to fair overall condition, with minor defects noted in the most recent inspection report as noted above.



Bridge overview



Bridge overview



Bridge overview



Bridge overview



Bridge overview

Useful Life: Inspections up to every three years, with repairs being conducted every 5- to 10-years.

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: Approximately 4,900 linear feet

Condition: Good to fair overall



Concrete curb and gutter



Concrete curb and gutter

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 1,470 linear feet of curbs and gutters, or thirty percent (30%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 6,300 square feet

Condition: Good to fair overall with minor cracks and deterioration evident



Concrete sidewalk



Concrete sidewalk



Concrete sidewalk



Concrete sidewalk



Concrete sidewalk

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:

- Inspect and repair major cracks, spalls and trip hazards
- Mark with orange safety paint prior to replacement or repair
- Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 1,890 square feet of concrete sidewalks, or thirty percent (30%) of the total, will require replacement during the next 30 years.

Electric Vehicle Charging Stations

Line Item: 4.144

Quantity: The Town maintains two dual-port electric vehicle charging stations located between Town Hall and the maintenance building.

History: Installed between 2024 and 2025 for a cost of approximately \$66,000.

Condition: Good overall operational condition



EV Charging station equipment



EV Charging station equipment

Useful Life: Up to 10 years

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fences, Wood

Line Item: 4.286

Quantity: 1,580 linear feet of wood guard rail fences with wire mesh adjacent the leisure trails.

History: Varying unknown ages; minor repairs conducted as-needed.

Condition: Good to fair overall with wear and deterioration evident



Wood fence



Wood fence

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose sections, finish deterioration and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The Municipality should anticipate periodic partial replacements due to the non-uniform nature of wood deterioration. Along with these partial replacements, the Municipality should apply periodic paint applications as needed and fund these activities through the operating budget.

Light Poles and Fixtures

Line Item: 4.560

Quantity: 23 poles with light fixtures

History: Original

Condition: Good overall



Light pole and fixture



Light pole and fixture

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
 - Replaced burned out bulbs as needed

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pavers, Masonry

Line Item: 4.620

Quantity: Approximately 2,250 square feet at the entrance of the Town Hall

History: Installed in approximately 2017

Condition: Good overall

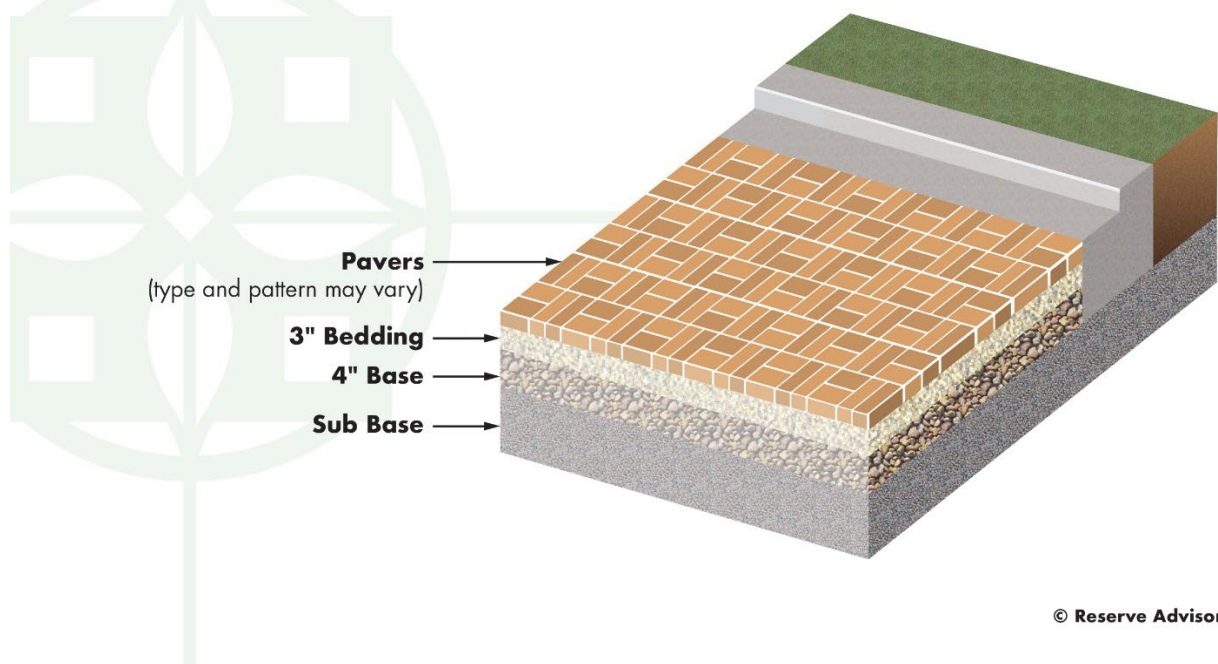


Pavers overview

Useful Life: 15- to 20-years

Component Detail Notes: The following diagram depicts the typical components of a masonry paver system although it may not reflect the actual configuration at Kiawah Island:

MASONRY PAVER DIAGRAM



Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:

- Inspect and repair settlement, trip hazards and paver spalls at heavy traffic areas
- Re-set and/or reseal damaged pavers as necessary
- Periodically clean and remove overgrown vegetation as needed

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We suggest the Municipality conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Ponds, Aerators

Line Item: 4.700

Quantity: Two aerators located at the ponds adjacent to the Town Hall.

History: Original to 2017

Condition: Unknown exact operational condition



Aerator overview



Aerator overview

Useful Life: 10- to 15-years

Component Detail Notes: The use of small pumps, motors and aerators circulates pond water and increases the amount of entrained oxygen in the water, increasing water quality and reducing algae growths.

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Ponds, Sediment Removal and Erosion Control

Line Items: 4.710 and 4.730

Quantity: Approximately 7,630 square yards of water surface area and approximately 1,590 linear feet of shorelines

History: Original

Condition: Good to fair overall



Pond overview



Pond overview



Pond overview



Pond overview



Pond overview



Pond overview



Pond overview

Useful Life: Based on the visual condition and construction, we recommend the Municipality anticipate the need to remove pond sediment up to every 30 years.

Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years.

Component Detail Notes: The gradual build-up of natural debris, including tree leaves, branches and silt, may eventually change the topography of areas of the pond. Silt typically accumulates at inlets, outlets and areas of shoreline erosion. Sediment removal of ponds becomes necessary if this accumulation alters the quality of pond water or the functionality of the ponds as storm water management structures. Sediment removal is the optimal but also the most capital-intensive method of pond management. Excavation equipment used for sediment removal includes clamshells, draglines and suction pipe lines. Sediment removal can also include shoreline regrading. Regrading includes removal of collapsed and eroded soil, and redefining the shoreline.

The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shoreline will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and remediate shoreline erosion and areas of sediment accumulation
 - Clear and remove debris and vegetation overgrowth at pond edges, and inlet and outlet structures
 - Inspect for algae blooms and remedy as needed through a chemical treatment program or aeration

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Municipality plan to install a combination of plantings and rip rap around the ponds along 240 linear feet, or approximately fifteen percent (15%), of the shorelines per event.

For reserve budgeting purposes, we estimate the need to remove an average depth of one yard from approximately twenty-five percent (25%) of the surface area. However, the actual volume of material to remove may vary dependent upon an invasive analysis at the time of removal. A visual inspection of a body of water cannot reveal the amount of accumulated silt. This is especially true on larger bodies of water. It is therefore inaccurate to assume an entire body of water will require sediment removal. It is more cost effective to spot remove in areas of intense silt accumulation as noted through bathymetric surveys. The amount or depth of silt is determined through prodding into the silt until a relatively solid base is found or through bathymetric surveys. A bathymetric survey establishes a base of data about the depth of the body of water over many locations against which the data of future surveys is compared. These invasive procedures are beyond the scope of a Reserve Study and require multiple visits to the site. We recommend Kiawah Island contract with a local engineer for periodic bathymetric surveys. Future updates of the Reserve Study can incorporate future anticipated expenditures based on the results of the bathymetric surveys.

Unit costs per cubic yard to remove can vary significantly based on the type of equipment used, quantity of removed material and disposal of removed material. Sediment removal costs must also include mobilization, or getting the equipment to and from the site. Also,

the portion of the overall cost to remove associated with mobilization varies based on the volume removed. Costs for sediment disposal also vary depending on the site. Compact sites will require hauling and in some cases disposal fees.

Signage, Entrance Monuments

Line Item: 4.800

Quantity: The property identification signage includes the following elements:

- Light fixtures
- Fences
- Letters
- Landscaping

History: Installed in approximately 2017

Condition: Good overall



Entrance monument



Entrance monument



Entrance monument



Entrance monument



Entrance monument

Useful Life: 15- to 20-years

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, vandalism and loose components
 - Verify lighting is working properly
 - Touch-up paint finish applications if applicable

Priority: Per Town Council discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Maintenance Vehicles

Maintenance Vehicles

Line Items: 5.001 – 5.029

Quantity, History and Condition:

- ATV, 8x8; one each; 2017 purchased
- Boat, *Cayman*; one each; 2017 purchased
- *Bobcat*; one each; 2009 purchased
- *Ford F-150*; two each; 2023 and 2024 purchased
- *Polaris, UV, Powersports Plus*; one each; 2025 purchased

- *Toyota 4Runner*; 2 each; 2013 and 2022 purchased
- *Toyota Tacoma*; 4 each; two purchased in 2016, one purchased in 2023 and one purchased in 2025
- *Toyota Tundra*; 4 each; one purchased in 2017, two purchased in 2019 and one purchased in 2023



Maintenance equipment



Maintenance equipment



Maintenance equipment



Maintenance equipment

Useful Lives:

- Up to 10 years for the vehicles, up to 15 years for the boat and up to 20 years for the *Bobcat*

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Addendum A: Snapshot/Catastrophic

Summary: At the client's request, we prepared an additional 2026 "Snapshot/Catastrophic" exhibit as a planning-level stress test to supplement the reserve study. This exhibit is intentionally not a typical reserve-study cash flow projection (which staggers capital events over a multi-year period); instead, it models a hypothetical "all-at-once" year in which major common-area assets are assumed to require restoration/replacement in 2026. The purpose is to provide an order-of-magnitude point of comparison to support discussion of reserve funding strategy and potential reserve capacity, not to predict that all components will fail simultaneously or to represent a likely expenditure schedule.

For buildings, the exhibit uses a hybrid "net hard cost" method to approximate major-loss replacement without performing an insurance appraisal. Whole-building replacement hard costs were developed on a \$/SF basis appropriate for planning in the Charleston market, and then reduced by a credit for overlapping exterior components already quantified in the reserve study (e.g., roof, siding, windows, and exterior doors) to avoid double-counting. The resulting "net hard" building costs were then supplemented with simplified project-level allowances (e.g., demolition/disposal, soft costs and permitting, and contingency/unknown conditions) that are not typically captured as discrete reserve components. For site and infrastructure assets, reserve study unit costs were generally used for replacement-type items, with the understanding that maintenance-only activities (e.g., crack sealing/patching, partial repairs, inspections) are not additive to a major-loss scenario and were treated accordingly to avoid stacking scopes.

Note: This Snapshot/Catastrophic exhibit is intended solely as a reserve-policy conversation tool and should be used for high-level comparison against current reserve balances. It is not an insurance replacement cost appraisal, underwriting/claims document, or bid-ready construction estimate, and it does not account for all variables that can materially affect reconstruction cost (e.g., detailed code-triggered upgrades, hazardous materials abatement, subsurface/utility conflicts, or post-disaster demand-surge pricing) except to the extent represented through the stated allowances. Accordingly, the results are planning-level, assumption-driven, and best interpreted as an order-of-magnitude benchmark rather than a definitive reconstruction cost.

Addendum B: Beach/Storm Cleanup

Beach Emergency Work, Storm Cleanup and Bridge Access Restrictions

Line Items: 9.000 – 9.010

Component Detail Notes: This addendum was prepared to address the Municipality's potential cash needs following storm events by modeling a small set of event-driven "Storm Response" reserve components. The basis for these line items comes directly from historical information provided by management summarizing after-hurricane costs and reimbursements:

- FY2017 (Hurricane Matthew, Cat 1) reflected \$627,346 in cleanup costs and \$161,611 in beach renourishment/emergency work; FY2018 (Hurricane Irma, Tropical Storm) reflected \$112,571 in cleanup and \$282,313 in beach work; and FY2020 (Hurricane Dorian, Tropical Storm) reflected \$765,046 in cleanup costs (with no beach renourishment reported in that summary). These figures demonstrate both the variability of storm response costs and the practical need to plan for both “minor/typical” impacts and less frequent, higher-cost events within the reserve framework.

All storm-response components are shown on a NET basis using a conservative FEMA reimbursement assumption of 20% (i.e., the reserve is planning to fund 80% of gross costs). This assumption is informed by the Municipality’s documented reimbursement experience shown in the same summary, approximately 20% (FY2017), 26% (FY2018), and 24% (FY2020), and is intended to avoid over-reliance on uncertain grant outcomes, eligibility determinations, and documentation requirements. While the schedule is presented net of FEMA for planning purposes, actual cash flow may still require the Municipality to advance costs prior to reimbursement, and the final reimbursement rate may differ from the planning assumption.

Timing was modeled using two planning frequencies to reflect recurring versus more severe impacts: “minor/typical” storm cleanup and minor beach emergency work are scheduled every two years, while “major/severe” cleanup and major beach emergency work are scheduled every five years.

- The “minor” beach allowance is anchored to the scale of prior beach-related expenditures (e.g., the \$161,611-\$282,313 range reported for FY2017-FY2018), while the “major” beach allowance reflects management’s planning-level estimate for a catastrophic coastal response, construction of a 6’ x 20’ emergency berm and sand scraping over ~7 miles (36,960 LF) at \$24/LF (~\$890,000) plus \$200,000 for engineering (total ~\$1.09M). In addition, a temporary access/bridge placeholder was included as a catastrophic-event planning item based on the rental estimates assuming a six-month reconstruction period: ~\$967,000 for a single-lane structure and ~\$1.342M for a double-lane structure (before FEMA). These intervals are not intended to predict future storms; rather, they provide a consistent method to iterate plausible storm-related demands on reserves over the study period using the Municipality’s observed history and planning-level cost inputs.

Addendum C: Beach Capital Maintenance

Beaches/Shoreline

Line Items: 4.090 – 4.095

Component Detail Notes: The Town furnished Reserve Advisors with the 18th annual beach-monitoring report for Kiawah Island, prepared to track sand volumes and shoreline condition island-wide and especially at the East End influenced by Stono Inlet. Using RTK-GPS topographic and hydrographic profiles, it compares October 2023 to December 2024 conditions with prior years to quantify gains/losses by reach and to inform

management actions. Over the period, the island netted a loss of about 598,700 cubic yards (-9.3 cy/ft), with most erosion in the Lagoon Reach and Stono Inlet as a large shoal continued its bypass/attachment cycle; the Ocean Course Reach gained sand as that shoal began spreading alongshore, while downcoast reaches saw moderate mixed changes. Weather was relatively calm with no hurricanes, though a December 2023 nor'easter produced the highest recorded non-hurricane water level at Charleston, and sea-level trends are summarized for planning context. The report concludes that Kiawah remains broadly healthy and accretional over the long term, recommends continued annual monitoring, and calls for a targeted East End channel realignment now in permitting for 2025/2026 to manage the western drainage channel and protect Ocean Course infrastructure. Based on the document and for the purpose of this Reserve Study, we broke down the scope of work needed for beach/shoreline maintenance into the following Line Items.

- **Line Item 4.090 – “Beaches/Shoreline, Annual Beach and Inshore Monitoring Program”** (Allowance)
 - Purpose: Continue the RTK-GPS beach/dune/nearshore profiling, volume analysis, aerials, and annual report used to track shoal-bypass effects and trigger projects.
 - Frequency: Annual. The Town has run this program every year since 2007 (Section 1.0, p.11). The report states the “next monitoring event will be in the fall/winter of 2025–2026” (Section 6.0, p.69), so the first reserve year is 2026.
 - Cost basis: No unit cost is stated in the report; the \$175,000 (2025\$) is a planning allowance matching the current scope (Sections 3.1–3.2, pp.25–31).

- **Line Item 1.092 – “Beaches/Shoreline, Beach Access/Walkover Repairs”** (Allowance)
 - Purpose: Repair/replace walkovers and related access elements following routine wear or storm damage.
 - Frequency: Annual. The report notes walkover damage during Hurricane Matthew with otherwise minimal upland impacts (Synopsis pp.5–6), and later states that scraping and access repairs improved conditions (Section 4.2.2, pp.51–53). Given episodic storm effects, an annual allowance smooths event-year spikes.
 - Cost basis: Not priced in the report; \$100,000 is a planning allowance proportional to historical storm/maintenance activity referenced in Section 4.2.2.

- **Line Item 1.092 – “Beaches/Shoreline, Captain Sams Inlet Management”** (Planning/Feasibility Allowance)
 - Purpose: Placeholder for study/permitting work only if future monitoring indicates atypical inlet migration that threatens infrastructure.

- Frequency: Inlet relocations occurred in 1983, 1996, and 2015 (Sections 2.2, 4.2.3). Current conditions do not indicate near-term work; 2024 losses at the spit “do not indicate any cause for immediate concern” (Section 4.2.3, p.54). We carry a small planning line starting 2026 as a contingency; release would be trigger-based from monitoring.
- Cost basis: No construction is budgeted. \$50,000 is a planning/feasibility placeholder consistent with a limited study/permitting effort if triggered (Section 4.2.3, pp.54–55).
- **Line Item 1.093 – “Beaches/Shoreline, East End Channel Realignment, Construction”** (Allowance)
 - Purpose: Realign/close the western flushing channel near the Ocean Course to reduce erosion risk and facilitate sediment spreading during the ongoing shoal-bypass cycle.
 - Frequency: First construction in 2027, then approximately every 10 years, trigger-based. Section 6.0: permits expected in 2025 with construction “Fall 2025 or Winter 2026,” and this will be the third East End project (p.69). Recurrence is tied to shoal-bypass periodicity: large inlets initiate bypass events about every 7–8 years (Section 2.2.1, p.18); more locally, CSE notes a recurrence “on the order of ~10 years” for the East End (Section 4.1.2, p.39).
 - Cost basis: The 2015 channel realignment moved ~100,000 cy for \$538,000 (Section 2.4, p.23). We escalate and conservatively size for 2026 conditions and potential scope/contingency, carrying \$1,100,000 (2025\$) as a planning-level construction estimate. The 2006 effort (550,000 cy moved; Section 2.3.1, p.21) illustrates that volumes can vary significantly—hence the contingency and trigger-based release.
- **Line Item 1.094 – “Beaches/Shoreline, East End Channel Realignment, Soft Costs”** (Engineering/Permitting/CM/Monitoring Allowance)
 - Purpose: Surveys/modeling, permit applications and compliance (critical habitat windows), construction management/QA, and post-project monitoring/reporting for each event.
 - Frequency: First occurrence aligned to the 2027 construction (permitting in 2025 per Section 6.0, p.69) and then roughly every 10 years with each future realignment (trigger-based).
 - Cost basis: Not itemized in the report. Industry-typical soft costs for inlet/channel work run about 20–30% of construction.
- **Line Item 1.095 – “Beaches/Shoreline, Storm-Response Dune Management and Habitat Recovery”** (Allowance)
 - Purpose: Post-storm scraping/regrading to rebuild foredunes, sand fencing and native planting, minor access adjustments; targeted to hotspots (e.g., West Beach/Eugenia, Turtle Point).

- Frequency: Annual allowance (spent as needed after storms). The report documents dune recession during Matthew/Irma and successful Town scraping/rebuilds that “performed well,” improving access and turtle habitat (Section 4.2.2, pp.51–53; photos Fig. 4.17). CSE recommends scraping “only after significant storm events” (Section 4.2.2).
- Cost basis: No unit cost is provided in the report; \$150,000 (2025\$) is a planning allowance sized to fund a minor-to-moderate post-storm touch-up within the reach lengths discussed in Section 4.2.2.



Beach and dunes overview



Beach and dunes overview



Beach and dunes overview



Beach and dunes overview



Beach overview



Beach overview



Shoreline overview



Shoreline overview



Shoreline overview

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Future updates to this Reserve Study will consider the findings in any new inspection reports furnished to us by the Town.

Reserve Study Update

An ongoing review by the Town Council and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Town Council discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. We recommend the Town Council budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the Town Council's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5. METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Kiawah Island can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level annual reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Municipality were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level I Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Kiawah Island, South Carolina at an annual inflation rate³. Isolated or regional

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Kiawah Island and their effects on remaining useful lives
- Financial information provided by the Municipality pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.



6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, Town Councils, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

JON R. WALKER, RS
Engineer, Northeast Region
Responsible Advisor

CURRENT CLIENT SERVICES

Jon R. Walker, an Engineer, is an Advisor for Reserve Advisors. Mr. Walker is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes, planned unit developments and homeowner associations.



The following is a partial list of clients served by Jon Walker demonstrating the breadth of experiential knowledge of community associations in construction and related systems.

Jefferson Chase Condominium is a four-building condominium-style community located in Frederick Maryland that features construction elements that date back to 1955. Jefferson Chase utilizes a variety of unique amenities including a fitness center, outdoor picnic and grilling area, and playground. The community also features a wide-ranging collection of exterior building elements including modified bitumen and EPDM flat roofs, concrete balconies, and masonry.

The Ponds at Chesterbrook are located in the Northwest suburbs of Philadelphia, Pennsylvania. The community is home to 48 units across 15 buildings that range in styles from condominiums and townhomes to lofts and single family homes. Constructed in 1983, The Ponds contain a variety of stone masonry chimneys in addition to two ponds.

Parker House – Located in downtown Washington, D.C., this well-known six-story midrise dates back to 1928. Converted to condominiums in 1978, Parker House now services 55 units and lay in the heart of the Wakefield neighborhood. The mid-rise features a unique blend of masonry and limestone exteriors and decorative terrazzo interior lobby floor coverings.

Quaker Hill Condominium – Built in 1991, Quaker Hill is located within the Taylor Run neighborhood in Alexandria, Virginia. The large midrise contains various unique elements including elevated and on-grade breezeways, hydraulic elevators, balconies, terraces, and large concrete retaining walls.

King James Landing is a waterfront community built in 1987 and located in Annapolis, Maryland. Residents enjoy a marina that backs up to Back Creek Harbor, a service waterway to the Chesapeake Bay. King James Landing represents a wide range of exterior styles and time periods within the attached-home style community. Features of King James Landing include a gate entry system, retaining walls, wood decks, bulkheads, and docks.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Mr. Walker attended Virginia Tech University in Blacksburg, Virginia where he attained his Bachelor of Science degree in Aerospace Engineering. His studies largely focused on application of the principles of science and mathematics to develop cost-effective solutions to technical problems.

EDUCATION

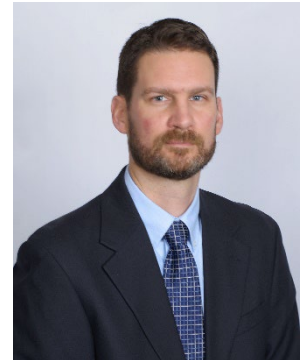
Virginia Tech University – B.S. Aerospace Engineering

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Kiawah Island responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Kiawah Island responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase 1 report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report ***to any party that conducts reserve studies without the written consent of RA.***

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.



TAB 3

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2026-05

**AN ORDINANCE TO AMEND ARTICLE 10 – UTILITIES, CHAPTER 2. UTILITY SERVICES
OPERATING AGREEMENT, SECTION 10-202. SEWERAGE**

WHEREAS, the Town of Kiawah Island Municipal Code currently contains *Chapter 10 - Public Utilities*; and

WHEREAS, the Town of Kiawah Island has determined that it is in the public interest to amend the *Public Utilities Ordinance* to clarify the applicability of sewer or wastewater services requirements; and

WHEREAS, this text amendment aligns with the objectives of safeguarding the public health, safety, and welfare of the citizens of the Town of Kiawah Island; and

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL.

Section 1 **Purpose**

The purpose of this ordinance is to amend Section 10-202(b) of Article X, Public Utilities, to clarify that the sewer or wastewater services requirement shall not apply to any utility commission or utility provider owned, operated, or controlled by a municipality.

Section 2 **Ordinance**

- (1) Section 10-202(b) of the Town of Kiawah Island Code of Ordinances is hereby amended as shown in the attached **“Exhibit A,”** which is hereby incorporated herein by reference.

Section 3 **Severability**

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind property, circumstances or set of circumstances, such holding shall not affect the circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

Section 4 **Effective Date and Duration**

This Ordinance shall be effective upon its enactment by the Town Council of the Town of Kiawah Island.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS ___ DAY OF ___, 2026.

Bradley D. Belt, Mayor

ATTEST:

By: _____
Petra Reynolds, Town Clerk

1st Reading: February 3, 2026

2nd Reading:

DRAFT

Article 10 UTILITIES*CHAPTER 1. Consent, Franchise or Operating Agreement Requirements***Sec. 10-101. Consent or Franchise Agreement Required for Use of Public Rights of Way**

- (a)** It shall be unlawful for any person to construct, install, maintain, or operate in, on, above, or under any road or public place under control of the municipality any line, pipe, cable, pole, structure or facility for utility services, including electricity, natural gas, water and wastewater, broadband connectivity, cable television, telephone and other telecommunications services or other purpose, without a franchise agreement approved by the Council by ordinance that prescribes the term, fees, and conditions pertaining to the provision of services.
- (b)** Any person providing utility services prior to the date of enactment of this section shall be required to apply for and be granted a franchise for the services provided in the same manner as a new franchise applicant with [X] days of enactment of this section.
- (c)** The fees authorized by the franchise agreement shall be set by the ordinance approving such agreement and shall be consistent with the limits set by state law. Such fees shall not be in lieu of or be credited against business license taxes unless specifically provided for in the franchise or consent agreement.

CHAPTER 2. Utility Services Operating Agreement

Sec. 10-201. It shall be unlawful for any person to provide utility services, including electricity, natural gas, water and wastewater, broadband connectivity, cable television, telephone and other telecommunications services, to any resident or property owner within the municipal boundaries of the Town without an operating agreement approved by the Council by ordinance that prescribes the terms and conditions pertaining to the provision of services necessary to protect the health, safety and welfare of such residents or property owner.

Sec. 10-202. Sewerage

- (a)** Use of Sewers Required.

It shall be unlawful for any person to place, deposit, or permit to be deposited in any Utility sewer facilities, any human or animal excrement, garbage, or other objectionable waste in an unauthorized or unsanitary manner.

It shall be unlawful to discharge into any natural outlet within the town, any

sewage or other polluted waters except to appropriate utility treatment facilities.

It shall be unlawful to construct or maintain any privy, privy fault, septic tank, cesspool, or other facility intended or used for disposal of sewage, unless such privy, privy fault, septic tank, cesspool, or other facility is in, and remains in, full compliance with all DHEC and other state and federal regulations governing the same.

At such time as a public sewer gravity line is constructed within 600 feet of a residence or other facility intended for use for the generation of sewage, a service connection shall be made by the property owner to the public sewer in compliance with this chapter. Provided, however, if there exists at the time public sewer is available a septic system meeting state standards and receiving waste water, the property owner shall have 15 years from the date of availability in which to connect the dwelling to the public sewer; unless one or more of the following conditions occur:

- (1) The property is sold;
 - (2) Property is inherited, except for joint tenancy; and/or
 - (3) The septic system requires replacement.
- (b) Sewer or Wastewater Services Requirement. Any person providing sewer or wastewater services within the Town shall, upon written request, provide such services to any resident or property owner within the Town's municipal boundaries so long as such resident or property owner pays the commercially reasonable costs for connecting to and receiving such services. This section shall not apply to any utility commission or utility provider owned, operated, or controlled by a municipality.
- (c) No statement contained in this section shall be construed to nullify any additional or other requirements that may be imposed by the appropriate state or local health officer.

CHAPTER 3. Penalties.

Failure to comply with any provisions of this chapter shall subject the violator to the ordinance violation penalties set forth elsewhere in this Code. Additionally, the violator may be subject to additional federal penalties as set forth in 33 USC 1150 et seq.



TAB 4

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2026-06

AN ORDINANCE TO REPEAL AND REPLACE ARTICLE 15 – GENERAL OFFENSES, CHAPTER 5. – FISH AND WILDLIFE REGULATIONS

WHEREAS, the Town of Kiawah Island Municipal Code currently contains *Chapter 5 – Fish and Wildlife Regulations*; and

WHEREAS, the Town of Kiawah Island has determined that it is in the public interest to amend the *Fish and Wildlife Regulations Ordinance* to incorporate certain new provisions as outlined by the South Carolina Department of Natural Resources; and

WHEREAS, this text amendment aligns with the objectives of safeguarding the public health, safety, and welfare of the citizens of the Town of Kiawah Island; and

WHEREAS, this Ordinance serves to repeal and replace the existing Article 15, Chapter 5.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL.

Section 1 Purpose

This ordinance is being updated to ensure compliance with the latest regulations set forth by the South Carolina Department of Natural Resources (SCDNR). Additionally, the ordinance aims to further commit the Town to the welfare of the public by incorporating measures that promote safety, environmental stewardship, and community well-being.

Section 2 Ordinance

- (1) The Town hereby establishes the title of this Chapter to be Offenses Against Wildlife and the Environment, as shown in the attached **“Exhibit A,”** which is hereby incorporated herein by reference.
- (2) The Town hereby replaces the existing Sections 15-501 through 15-507 with the new Sections 15-50 through 15-507, as shown in the attached **“Exhibit A,”** which is hereby incorporated herein by reference.
- (3) The Town hereby establishes Sections 15-508 through 15-513, as shown in the attached **“Exhibit A,”** which is hereby incorporated herein by reference.

Section 3 Severability

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included.

If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind property, circumstances or set of circumstances, such holding shall not affect the circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

Section 4 Effective Date and Duration

This Ordinance shall be effective upon its enactment by the Town Council of the Town of Kiawah Island.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS ___ DAY OF ___, 2026.

Bradley D. Belt, Mayor

ATTEST:

By: _____
Petra Reynolds, Town Clerk

1st Reading:

2nd Reading:

CHAPTER 5. – WILDLIFE, WATERCRAFT AND THE ENVIRONMENT

Sec. 15-501 – Adoption of State Code

The Town hereby adopts by reference Title 50, Fish, Game and Watercraft, Chapters 1, 5, 9, 11, 13, 15, 17, 20, and 21 of the Code of Laws of South Carolina, 1976, and any subsequent amendments thereto.

Sec. 15-502 – Definitions

Chumming means the depositing into water chopped or ground bait consisting of raw meat or fish parts including blood and oil thereof, in an attempt to catch fish.

Exotic animal means any animal not normally domesticated in the United States or any animal which is wild by nature.

Personal watercraft means a vessel, usually less than sixteen feet in length, that uses an inboard motor powering a water jet pump as its primary source of propulsion and that is intended to be operated by a person sitting, standing, or kneeling on the vessel, rather than within the confines of the hull.

Specialty propcraft means a vessel that is similar in appearance and operation to a personal watercraft but is powered by an outboard or propeller-driven motor.

Vessel means every description of watercraft, other than a seaplane regulated by the federal government, used or capable of being used as a means of transportation on water.

Watercraft means anything used or capable of being used as a means of transportation on the water but does not include: a seaplane regulated by the federal government, water skis, aquaplanes, surfboards, windsurfers, tubes, rafts, and similar devices or anything that does not meet construction or operational requirements of the state or federal government for watercraft.

Water device means a motorboat, boat, personal watercraft or vessel, water skis, an aquaplane, surfboard, or other similar device.

Wildlife means undomesticated nonhuman living things that live in their natural environment.

Sec 15-503 – Exemptions

The provisions of this Chapter shall not apply to South Carolina Department of Natural Resources (SCDNR) personnel, persons licensed or otherwise authorized by SCDNR, the Town's wildlife management personnel, persons engaged in lawful hunting activities within state waters, or any agent of the Town, County, State of South Carolina or Federal Agency lawfully engaged in a wildlife management program.

Sec. 15-504 – Certain Wildlife Species Protected

- (a) No person shall intentionally or negligently harass, injure, trap, or kill a bobcat.
- (b) No person shall feed, entice with food, harm, harass or kill any alligator.
- (c) No person shall trap, hunt, shoot, or attempt to shoot or molest in any manner any bird or bird nests.

Sec. 15-505 – Feeding Wildlife

No person shall purposely feed or make food available for consumption by wildlife on private or public property. Each property owner or person having control of the property shall have the duty to remove any materials or devices placed on the owner's property in violation of this section. This section does not apply to the following:

- (a) Bird feeders, provided that the feeders are maintained in a clean and sanitary manner.
- (b) Use of baits associated with pest control activities.

Sec. 15-506 – Keeping of certain animals prohibited

No person shall keep any domesticated fowl, including, but not limited to, chickens, ducks, geese or pigeons, any horse, mule, cow, swine, goat, sheep, or exotic animal. This section does not apply to licensed wildlife rehabilitators or nature centers when such animals are maintained solely for the purposes of scientific research, educational exhibition, or wildlife rehabilitation.

Sec. 15-507 – Removal of animal excrement

The owner or custodian of an animal shall immediately collect, remove and dispose of all excrement deposited by such animal on any beach, public property, street, right-of-way, sidewalk, public way, playground, or upon private property owned by others. The owner or custodian shall place the excrement in a plastic bag or other suitable container and deposit the collection in an approved waste receptacle.

Sec. 15-508 – Chumming prohibited

No chumming shall be allowed on or within 600 feet of the beach. Nothing in this section shall affect or prohibit the baiting of crab traps or the placement of natural bait upon a hook and line.

Sec. 15-509 – Fishing on the beach

Code enforcement officers shall have the authority to require persons engaged in fishing from the beach to cease fishing if, in their judgement, circumstances indicate that cessation of fishing is in the interest of public safety. In the event the code enforcement officer determines that fishing from the beach may be unsafe for other users of the beach, the code enforcement officer may order any person engaged in fishing from the beach to immediately cease fishing until such time as he or she indicates that it is safe to resume fishing. Failure to comply with an order of the code enforcement officer shall be deemed a violation of this section.

Sec. 15-510 – Regulation of gamefish, crustaceans, and shellfish

The Town hereby adopts by reference all bag limits and size restrictions on gamefish, crustaceans, and shellfish established by the South Carolina Department of Natural Resources.

Sec. 15-511 – Operation of watercraft within Town Limits

- (a) No person may operate any water device in a negligent manner. Negligent operation includes, but is not limited to, operating a water device at more than idle speed in a no wake zone, failing to maintain a proper lookout for other boats or persons, operating too fast for conditions on the water, racing, or pulling a skier through a designated swimming area.
- (b) No person may operate any water device in such a manner as to indicate either a willful or wanton disregard for the safety of persons or property is guilty of reckless operation. Reckless operation includes, but is not limited to, weaving through congested vessel traffic at more than idle speed; or jumping the wake of another vessel within two hundred feet of that vessel; or crossing the path or wake of another vessel when the visibility around the other vessel is obstructed; or maintaining a collision course with another vessel or object and swerving away in close proximity to the other vessel or object.
- (c) No person shall operate a personal watercraft, specialty propcraft, or vessel in excess of idle speed within 50 feet of a moored or anchored vessel, wharf, dock, bulkhead, pier, or person in the water, or within 100 yards of the Atlantic Ocean coast line. The prohibitions contained in this item do not apply to an unoccupied, moored vessel or watercraft or to a person behind a vessel or watercraft who is on water skis or a floating device with the permission of the operator of the vessel or watercraft.
- (d) No person shall chase, harass, molest, worry, or disturb wildlife with a personal watercraft, specialty propcraft, or vessel except while lawfully angling for, hunting, or trapping wildlife.

Sec. 15-512 – Sea Turtles, Marine Mammals, Shorebirds.

Regulations pertaining to the protection of sea turtles, marine mammals, seabirds, and shorebirds are set forth in Chapter 16, Sec. 401 of the Town Municipal Code.



TAB 6

TOWN COUNCIL

Agenda Item

2026-2027 AUDIT COMMITTEE

*Members are appointed by the Mayor and Town Council and serve for two-year terms.
Terms expire on January 31.*

E. Luke Farrell, Chairman

101 Goldeneye Drive
Kiawah Island, SC 29455
(843) 834-7072
lfarrell@kiawahisland.gov

Peter Ashton

126 Conifer Lane
Kiawah Island, SC 29455
(508) 873-9206
peter.ashton16@gmail.com

Paul Curth

302 Victory Bay
Kiawah Island, SC 29455
(203) 434-3478
pcurthjr@gmail.com

William Donovan

164 Kiawah Island Club Drive
Kiawah Island, SC 29455
(347) 229-3502
bdonovan804@outlook.com

***Jeffrey (Jeff) Cook**

67 Persimmon Court
Kiawah Island, SC 29455
(203) 722-4310
jeffreyc Cook.ct@sbcglobal.net

Staff Directors:

Dorota Szubert, Finance Director

4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455
(843) 768-9166
dszubert@kiawahisland.gov

*** New member to be appointed**



TOKI

Application for Appointment

It's important to note that for some of the Board, Committee, or Commission roles, applicants are required to be residents or property owners of Kiawah Island. Before completing the application, please read the *Volunteer Guidelines* (pg. 3-4) of this form.

Appointment(s) Sought:

Complete this application using the on-line fillable form or print it and fill in manually. Please list the Board(s), Commission(s), or Committee(s) you are applying for:

Audit Committee

Name: Jeffrey Cook

Kiawah Address: 67 Persimmon Ct.

Current Employment Information: Retired:

Occupation: _____ Employer: _____

Phone: (H) 2037224310 (W) _____ (C) _____

Email Address: jeffreycok.ct@sbcglobal.net

Full-time Resident

Part-time Resident

Non-Resident

Kindly respond to the inquiries on the next page to provide the Town Council members with more details about your desire to serve. Your presence at the Council meeting is welcome if your application is under review. You will receive advanced notice of the meeting date and time.

Return all completed and signed forms in person to Petra Reynolds, Town Clerk at 4475 Betsy Kerrison Parkway, OR email them to her at preynolds@kiawahisland.gov. If you have any questions, please contact her directly at 843-768-5101.

I have read the attached *Volunteer Guidelines* and understand my commitment to them should my application be approved.



TOKI

Application for Appointment | Page 2

Please write legibly. You can add more details if needed. Your input will go to the Town Council for review.

1. What unique experiences or perspectives would you bring to this role?

I would be interested in the Audit Committee. During my 40 years of financial management, I was a member of the prestigious GE Corporate Audit staff, the Manager-Finance of various GE businesses, and CFO of three companies, both public and private. As a CFO, strong internal controls, internal/external (public) financial reporting and strategic financial guidance were my strengths.

2. If you are chosen, what particular impact do you want to have through your contributions?

I want to utilize my skills and time to continue strengthening the Town's financial management and reporting abilities, as well as to ensure complete compliance with all regulator requirements and internal/external reporting accuracy and clarity. I have significant experience dealing with outside regulatory authorities as well as audit agencies.

3. Briefly describe your participation in community service or activities.

Upon my retirement, I volunteered counseling small and minority businesses in conjunction with the U.S. Government's Small Business Administration. I was also on the Board of a non-profit organization providing personalized car services for the elderly.

4. Which community topic(s) matter to you and align with the board or committee you want to join?

The Audit Committee

5. Are you presently affiliated or have you previously been involved with a TOKI, KICA, or Charleston County Board or Commission? If yes, which one(s) and during with period?

NO

Signature: _____

Date: _____

12/28/25

Unless otherwise provided by law, you serve at the pleasure of Town Council and all appointments are subject to the ethics, government accountability, and campaign reform act, SC Code Ann. Section 8-13-10 Et Seq, and any member appointed to a board or commission whose action is inconsistent or may be perceived to be inconsistent with the spirit or intent of the act may be subject to removal. By signing this document, you acknowledge that you may be subject to a background investigation, including, but not limited to a criminal history, driving record, and credit check.



TAB 7

TOWN COUNCIL

Agenda Item

2026

Board of Zoning Appeals

The Committee members serve three-year terms, which expire on January 31st and are appointed by the Mayor and Town Council.

J. Phillip Adams (2028)

2nd Term

101 Bass Creek Lane
Kiawah Island, SC 29455
Phone: (914) 471-1800
Email: phillipadams47@gmail.com

***John Degnan (2029)**

1st Term

106 Goldeneye Drive
Kiawah Island, SC 29455
Phone: (908) 500-1613
Email: johndegnan106@gmail.com

Ben Farabee (2027)

Last Term

39 Marsh Edge Lane
Kiawah Island, SC 29455
Phone: (843) 243-9861
Email: abfarabee@bellsouth.net

Morris Hanan (2027)

3rd Term

70 Clay Hall
Kiawah Island, SC 29455
Phone: (847) 650-3642
Email: mvhanan@gmail.com

J. Jay Lewis (2027)

3rd Term

114 Bufflehead Drive
Kiawah Island, SC 29455
Phone: (513) 310-2413
Email: RevJJBLewis@gmail.com

Laurence (Larry) Rosenfeld (2028)

3rd Term

99 Jackstay Court
Kiawah Island, SC 29455
Phone: (704) 437-1028
Email: larry@rosenfeldandco.com

John Taylor, Planning Director

Town of Kiawah Island
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455
Phone: (843) 768-9166
Email: jtaylor@kiawahisland.gov

Daniel Vincent, Planner 1

Town of Kiawah Island
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455
Phone: (843) 768-9166
Email: dvincent@kiawahisland.gov

* New Member to be Appointed

MAYOR:
Bradley D. Belt

MAYOR PRO TEMPORE:
Russell A. Berner

TOWN ADMINISTRATOR:
Stephanie Tillerson

TOWN ATTORNEY:
Stafford J. McQuillin III



COUNCIL MEMBERS:
E. Luke Farrell
Madeleine Kaye
Lance Spencer

MEMORANDUM

TO: Town of Kiawah Island Council
CC: Stephanie Tillerson, Town Administrator
FROM: John Taylor, Jr., Planning Director
DATE: February 3, 2026
SUBJECT: Board of Zoning Appeals Appointment

The following person has been recommended to be appointed to the Planning Commission.

Mr. John Degnan is recommended to be appointed to the Planning Commission. The vacancy is fielded by term expiration of Mr. Larry Iwan. This term is set to expire in 2029.

1. APPOINTMENT | Mr. John Degnan (*Term set to expire 2029*)

106 Goldeneye Drive., Kiawah Island, SC 29455 | Ph. 908-500-1613



TOKI

Application for Appointment

It's important to note that for some of the Board, Committee, or Commission roles, applicants are required to be residents or property owners of Kiawah Island. Before completing the application, please read the *Volunteer Guidelines* (pg. 3-4) of this form.

Appointment(s) Sought:

Complete this application using the on-line fillable form or print it and fill in manually. Please list the Board(s), Commission(s), or Committee(s) you are applying for:

BOARD OF ZONING Appeals _____

Name: John J. DEGNAN

Kiawah Address: 106 Goldeneye Dr., Kiawah Island, SC 29455

Current Employment Information: _____ Retired:

Occupation: _____ Employer: _____

Phone: (H) N/A (W) N/A (C) 908 500 1613

Email Address: john.degnan106@gmail.com

Full-time Resident Part-time Resident Non-Resident

Kindly respond to the inquiries on the next page to provide the Town Council members with more details about your desire to serve. Your presence at the Council meeting is welcome if your application is under review. You will receive advanced notice of the meeting date and time.

Return all completed and signed forms in person to Petra Reynolds, Town Clerk at 4475 Betsy Kerrison Parkway, OR email them to her at preynolds@kiawahisland.gov. If you have any questions, please contact her directly at 843-768-5101.

I have read the attached *Volunteer Guidelines* and understand my commitment to them should my application be approved.



TOKI

Application for Appointment | Page 2

Please write legibly. You can add more details if needed. Your input will go to the Town Council for review.

1. What unique experiences or perspectives would you bring to this role? *I have had a career in law (Harvard Law School '69), partner in major NY law firm, Counsel to Governor of NY (1976-78), in public service as Attorney General of NY (1978-81) and Chairman of Port Authority of NY and NJ (2014-17), and in business as COO of CHUBB CORP, retired in 2011 and CEO of American Insurance Association.*

2. If you are chosen, what particular impact do you want to have through your contributions?

I want to use my training in the law and my administrative experience to ensure fair, impartial and efficient oversight of zoning matters appealed to the Board. I believe these are essential goals to ensure confidence in the process by the TOKI officials and the community.

3. Briefly describe your participation in community service or activities.

While I have not been active in Kiawah public service, in addition to the roles described above, I have served four Governors of NY (of both parties) as an Ethics Advisor, served three Governors in Judicial Selection processes, chaired committees of the NY Supreme Court and as unpaid Chairman of the most important bi-State organization in the region.

4. Which community topic(s) matter to you and align with the board or committee you want to join?

I believe the zoning code of TOKI is an important guide to ensuring the continuing evolution of this planned community and I want to play a role in ensuring the processes of allowing variances, etc are fairly and appropriately treated.

5. Are you presently affiliated or have you previously been involved with a TOKI, KICA, or Charleston County Board or Commission? If yes, which one(s) and during with period?

No.

Signature: John J. Deegan

Date: 1/5/2026

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TAB 8

TOWN COUNCIL

Agenda Item

2026 Construction Board of Appeals

The Committee members serve three-year terms, which expire on January 31st, 2029 and are appointed by the Mayor and Town Council.

Maurice (Mo) Mangan

Mangan, Inc.
PO Box 749
Johns Island, SC 29457
Phone: 843-425-1511
E-mail: mkmanganinc@gmail.com

Marshall Beverly

Beverly Plumbing, LLC
3026 Plow Ground Rd.
Johns Island, SC 29455
Phone: 843-559-5732
Email: beverlyplumbing@aol.com

Kevin Haddigan

Haddigan Electrical Contractors, LLC
2938 Highway 17N
Mt. Pleasant, SC 29466
Phone: 843-884-0268
Email: kevin@haddiganelectrical.com

Noel E. Kade

Dolphin Architects & Builders
3730 Bohicket Rd, Suite 6
Johns Island, SC 29455
Phone: 843-830-2703
Email: noel@method-of-design.com

***John E Gradick**

Passion Heating and Air, LLC
3436 Maybank Hwy, Unit C
Johns Island, SC 29455
Phone: 843-509-7975
Email: passionhvac@outlook.com

***Matthew (Matt) Beamer**

Deputy Fire Marshall, STJFD
1148 Main Road
Johns Island, SC 29455
Phone: 704-657-8885
Email: mbeamer@hotmail.com

Bruce Spicher, Building Official

Town of Kiawah Island
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455
(843) 768-9166
bspicher@kiawahisland.org

*** New Members to be appointed**



TOKI

Application for Appointment

It's important to note that for some of the Board, Committee, or Commission roles, applicants are required to be residents or property owners of Kiawah Island. Before completing the application, please read the *Volunteer Guidelines* (pg. 3-4) of this form.

Appointment(s) Sought:

Complete this application using the on-line fillable form or print it and fill in manually. Please list the Board(s), Commission(s), or Committee(s) you are applying for:

_____	_____
_____	_____
_____	_____
_____	_____

Name: _____

Kiawah Address: _____

Current Employment Information: Retired:

Occupation: _____ Employer: _____

Phone: (H) _____ (W) _____ (C) _____

Email Address: _____

Full-time Resident Part-time Resident Non-Resident

Kindly respond to the inquiries on the next page to provide the Town Council members with more details about your desire to serve. Your presence at the Council meeting is welcome if your application is under review. You will receive advanced notice of the meeting date and time.

Return all completed and **signed** forms in person to Petra Reynolds, Town Clerk at 4475 Betsy Kerrison Parkway, OR email them to her at preynolds@kiawahisland.gov. If you have any questions, please contact her directly at 843-768-5101.

I have read the attached *Volunteer Guidelines* and understand my commitment to them should my application be approved.



TOKI

Application for Appointment | Page 2

Please write legibly. You can add more details if needed. Your input will go to the Town Council for review.

1. What unique experiences or perspectives would you bring to this role?

2. If you are chosen, what particular impact do you want to have through your contributions?

3. Briefly describe your participation in community service or activities.

4. Which community topic(s) matter to you and align with the board or committee you want to join?

5. Are you presently affiliated or have you previously been involved with a TOKI, KICA, or Charleston County Board or Commission? If yes, which one(s) and during with period?

Signature: _____

Date: _____

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TOKI

Application for Appointment

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Appointment(s) Sought:

Complete this application using the on-line fillable form or print it and fill in manually. Please list the Board(s), Commission(s), or Committee(s) you are applying for:

Kiawah Code Appeals Board

Name: Matt Beamer

Kiawah Address: _____

Current Employment Information: Retired:
Occupation: Deputy Fire Marshal Employer: St. John's Fire District

Phone: (H) 704-657-8885 (W) 843-559-9194 (C) 704-657-885

Email Address: mbeamer@hotmail.com

Full-time Resident Part-time Resident Non-Resident

Kindly respond to the inquiries on the next page to provide the Town Council members with more details about your desire to serve. Your presence at the Council meeting is welcome if your application is under review. You will receive advanced notice of the meeting date and time.

Return all completed and signed forms in person to Petra Reynolds, Town Clerk at 4475 Betsy Kerrison Parkway, OR email them to her at preynolds@kiawahisland.gov. If you have any questions, please contact her directly at 843-768-5101.

I have read the attached *Volunteer Guidelines* and understand my commitment to them should my application be approved.



TOKI

Application for Appointment | Page 2

Please write legibly. You can add more details if needed. Your input will go to the Town Council for review.

1. What unique experiences or perspectives would you bring to this role?

I have served the Town of Kiawah for 10 years with the St. John's Fire District, including three years conducting fire and life safety inspections for businesses and other facilities throughout Kiawah. In this role, I worked closely with the Kiawah Building Department to ensure full compliance with applicable codes and standards, utilizing guidance from the National Fire Protection Association (NFPA) and the International Code Council (ICC). ■

2. If you are chosen, what particular impact do you want to have through your contributions?

To ensure that all appeals presented to the board are reviewed and decided in accordance with the letter and intent of the adopted codes, while providing clear interpretation to resolve any code-related confusion.

3. Briefly describe your participation in community service or activities.

I am an active member of the St. John's Fire District and currently conduct fire and life safety inspections throughout the Town of Kiawah. In addition, I perform origin and cause investigations for fires occurring within the Town of Kiawah.

4. Which community topic(s) matter to you and align with the board or committee you want to join?

Building Department and the Kiawah Code Appeals Board.

5. Are you presently affiliated or have you previously been involved with a TOKI, KICA, or Charleston County Board or Commission? If yes, which one(s) and during with period?

No.

Signature: _____

Date: _____

2026 01 08

Unless otherwise provided by law, you serve at the pleasure of Town Council and all appointments are subject to the ethics, government accountability, and campaign reform act, SC Code Ann. Section 8-13-10 Et Seq, and any member appointed to a board or commission whose action is inconsistent or may be perceived to be inconsistent with the spirit or intent of the act may be subject to removal. By signing this document, you acknowledge that you may be subject to a background investigation, including, but not limited to a criminal history, driving record, and credit check.



TAB 9

TOWN COUNCIL

Agenda Item

2026

INFRASTRUCTURE & PUBLIC WORKS COMMITTEE

*Members are appointed by the Mayor and Town Council and serve for one-year terms.
Terms expire on January 31.*

Lance Spencer, Chairman

40 Sunlet Bend
Kiawah Island, SC 29455
(571) 214-2316
lspencer@kiawahisland.org

Warren Stannard

294 Surfsong Road
Kiawah Island, SC 29455
(843) 768-1452
wgstannard@bellsouth.net

David DeStefano

31 Burroughs Hall
Kiawah Island, SC 29455
(401) 487-3282
daviddestef@yahoo.com

STAFF DIRECTOR:

Brian Gottshalk

Public Works Manager
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455
(843) 768-9166
bgottshalk@kiawahisland.org

Philip Mancusi-Ungaro

13 Bufflehead Drive
Kiawah Island, SC 29455
(770) 851-6658
pmancusi52@gmail.com

Brad McIlvain

146 Blue Heron Pond Road
Kiawah Island, SC 29455
(215) 799-8600
bradmilvain@comcast.net

John Shippee

78 Lemoyne Lane
Johns Island, SC 29455
(646)-258-9720
john.t.shippee@gmail.com



TAB 10

TOWN COUNCIL

Agenda Item

2026 Planning Commission

The Commission is composed of 7 members appointed by the Mayor and Town Council. Appointments are for four-year terms.

Joanne K. Hennessy, Chair (2028)

2nd Term

12 Blue Heron Pond Road
Kiawah Island, SC 29455
(847) 732-4051
Email: hennj@aol.com

Eugene A. Babinec (2027)

1st Term

97 Belmeade Hall
Kiawah Island, SC 29455
(203) 434-3650
Email: babinecgene@gmail.com

John V. Connolly (2027)

1st Term

1020 Scaup Court
Kiawah Island, SC 29455
(404) 307-6661
Email: jvconnolly27@gmail.com

Sandra Devine (2029)

1st Term

383 Green Winged Teal Road
Kiawah Island, SC 29455
(703) 346-1255
Email: sldev18@gmail.com

***Robert Martineau (2030)**

1st Term

103 Pleasant Valley Drive
Kiawah Island, SC 29455
(615) 491-7901
Email: bobmartineau1@gmail.com

Robert Ryan (2028)

1st Term

4183 Bald Pate Ct.
Kiawah Island, SC 29455
(770) 608-1901
Email: ryanfamily4@att.net

Maribeth Schmersal (2029)

1st Term

124 Turnberry Drive
Kiawah Island, SC 29455
(704) 965-8497
Email: meschmersal@gmail.com

John Taylor, Planning Director

Town of Kiawah Island
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455
Phone: 768-9166
Email: jtaylor@kiawahisland.gov

*** New Member to be Appointed**

MAYOR:
Bradley D. Belt

TOWN ADMINISTRATOR:
Stephanie Tillerson

TOWN ATTORNEY:
Stafford J. McQuillin III



MAYOR PRO TEMPORE:
Russell A. Berner

COUNCIL MEMBERS:
E. Luke Farrell
Madeleine Kaye
Lance Spencer

MEMORANDUM

TO: Town of Kiawah Island Council
CC: Stephanie Tillerson, Town Administrator
FROM: John Taylor, Jr., Planning Director
DATE: February 3, 2026
SUBJECT: Planning Commission Appointment

The following person has been recommended to be appointed to the Planning Commission.

Mr. Robert Martineau is recommended to be appointed to the Planning Commission. The vacancy is fielded by term expiration of Mr. Larry Iwan. This term is set to expire in 2030.

1. APPOINTMENT | Mr. Robert Martineau (*Term set to expire 2030*)

103 Pleasant Valley Drive., Kiawah Island, SC 29455 | Ph. 615-491-7901



TOKI
Application for Appointment

It's important to note that for some of the Board, Committee, or Commission roles, applicants are required to be residents or property owners of Kiawah Island. Before completing the application, please read the *Volunteer Guidelines* (pg. 3-4) of this form.

Appointment(s) Sought:

Complete this application using the on-line fillable form or print it and fill in manually. Please list the Board(s), Commission(s), or Committee(s) you are applying for:

Planning Commission

Name: Bob Martineau

Kiawah Address: 103 Pleasant Valley Drive

Current Employment Information: _____ Retired:
Occupation: _____ Employer: _____

Phone: (H) _____ (W) _____ (C) 615-491-7901

Email Address: bobmartineau1@gmail.com

- Full-time Resident Part-time Resident Non-Resident

Kindly respond to the inquiries on the next page to provide the Town Council members with more details about your desire to serve. Your presence at the Council meeting is welcome if your application is under review. You will receive advanced notice of the meeting date and time.

Return all completed and signed forms in person to Petra Reynolds, Town Clerk at 4475 Betsy Kerrison Parkway, OR email them to her at preynolds@kiawahisland.gov. If you have any questions, please contact her directly at 843-768-5101.

I have read the attached *Volunteer Guidelines* and understand my commitment to them should my application be approved.



TOKI

Application for Appointment | Page 2

Please write legibly. You can add more details if needed. Your input will go to the Town Council for review.

1. What unique experiences or perspectives would you bring to this role?

I have been an environmental lawyer and policy maker for over 30 years. I have worked in private practice, and the federal and state government level, including running the state environmental agency in Tennessee. I have been involved from both public, private and NGO side of difficult development and permitting projects and understand the importance of environmental protection and sustainability.

2. If you are chosen, what particular impact do you want to have through your contributions?

As a policy maker/regulator, I often had to bring adverse parties together to find common ground and a path forward on challenging issues around planning, development and environmental protection.

I want to bring my background to the Commission and to TOKI to help ensure that Kiawah Island maintains the very attributes that brought so many to the island.

3. Briefly describe your participation in community service or activities.

Serving 3-year term on KICA Amenities Committee 2024 - to date

Active on TOKI Resiliency Committee - ongoing

Active on TOKI Go Green Subcommittee - ongoing

Active on TOKI Kiawah Conversations Subcommittee. 2025- to date

Beyond Kiawah, Board Member and Secretary of TN State Parks Conservancy (501(c)(3) to support state parks.

4. Which community topic(s) matter to you and align with the board or committee you want to join?

Sustainability

Resiliency

Smart Growth

Environmental Stewardship

5. Are you presently affiliated or have you previously been involved with a TOKI, KICA, or Charleston County Board or Commission? If yes, which one(s) and during with period?

See above

Signature: _____

Date: _____

1-6-26

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TAB 11

TOWN COUNCIL

Agenda Item

2026

SATAX Committee

STATE ACCOMMODATIONS TAX

The members serve a one-year term expiring on January 31st and are appointed by the Mayor and Town Council

E. Luke Farrell, Chairman

Non-voting Member

101 Goldeneye Drive
Kiawah Island, SC 29455
lfarrell@kiawahisland.gov
Phone (843) 834-7072

David Wohl

Arts Council

157 Governors Drive
Kiawah Island, SC 29455
Dwohl23@gmail.com
Phone (304) 552-9060

Roger Warren

Kiawah Island Golf Resort
1 Sanctuary Drive
Kiawah Island, SC 29455
Roger_Warren@kiawahresort.com
Phone: (843) 768-2121
Fax: (843) 768-6631

Steven Ellis

Akers Ellis Real Estate & Rentals
3730 Bohicket Road #5
Johns Island, SC 29455
steven.ellis@akersellis.com
Phone (843) -768-9844

Don Semmler

Andell Inn
300 Farm Lake View Road
Kiawah Island, SC 29455
donald.semmler@gmail.com
Phone: (843)801-1251

Loren Beadle

Business Owner
58 Blue Heron Pond Road
Kiawah Island, SC 29455
loren.beadle@gmail.com
Phone: (630) 728-3389

***Bill Richardson**

Property Owner
193 Ballybunion Drive
Kiawah Island, SC 29455
jw.richardson@comcast.net
Phone (412) 298-3117

Jodi Rush

Property Owner
143 Flyway Drive
Kiawah Island, SC 29455
Jrush25@comcast.net
Phone (703)966-5351

STAFF DIRECTOR:

Dorota Szubert, Finance Director

4475 Betsy Kerrison Park
Kiawah Island, SC 29455
Phone: (843) 768-9166
dszubert@kiawahisland.gov

*** New Member to be Appointed**



TOKI
Application for Appointment

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Appointment(s) Sought:

Complete this application using the on-line fillable form or print it and fill in manually. Please list the Board(s), Commission(s), or Committee(s) you are applying for:

State Accommodations Tax Comm

Name: Bill Richardson

Kiawah Address: 193 Ballybunion Dr

Current Employment Information: Retired:

Occupation: _____ Employer: _____

Phone: (H) _____ (W) _____ (C) 412-298-3117

Email Address: jw.richardson@comcast.net

Full-time Resident

Part-time Resident

Non-Resident

Kindly respond to the inquiries on the next page to provide the Town Council members with more details about your desire to serve. Your presence at the Council meeting is welcome if your application is under review. You will receive advanced notice of the meeting date and time.

Return all completed and signed forms in person to Petra Reynolds, Town Clerk at 4475 Betsy Kerrison Parkway, OR email them to her at preynolds@kiawahisland.gov. If you have any questions, please contact her directly at 843-768-5101.

I have read the attached *Volunteer Guidelines* and understand my commitment to them should my application be approved.



TOKI

Application for Appointment | Page 2

Please write legibly. You can add more details if needed. Your input will go to the Town Council for review.

1. What unique experiences or perspectives would you bring to this role?

I was an Executive officer (CFO) of a hotel management company. We were the largest independent management company in the US. We managed over 400 hotels branded by all the major companies in the US (Marriott, Hilton, etc)

2. If you are chosen, what particular impact do you want to have through your contributions?

I am very familiar with the hospitality business and hope to help with the allocation of tax revenues that are allocated to the industry in an effective way that benefits Kiawah.

3. Briefly describe your participation in community service or activities.

I am a trustee of the Kiawah Conservancy.

4. Which community topic(s) matter to you and align with the board or committee you want to join?

I am interested in helping our island be a top destination, while enhancing our enjoyment as a place to live.

5. Are you presently affiliated or have you previously been involved with a TOKI, KICA, or Charleston County Board or Commission? If yes, which one(s) and during with period?

no

Signature: _____

J. William Richardson

Date: _____

1-7-2026

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J. WILLIAM RICHARDSON

Bill Richardson has nearly 50 years of experience in the hotel industry. Most notably, from 1993 until his retirement in 2006 he served as the Executive Vice President, Chief Financial Officer, and Vice Chairman of Interstate Hotels Corporation, the nation's largest independent hotel management company. Interstate Hotels Corporation built, owned, and managed hotels. Bill remains active in hotel and multi-family development. He also serves on the board of American Commerce Bank as Chairman of the Audit committee.

Since 2003, Bill has served on the board of Ameristar Casinos, Inc., a publicly traded regional casino and hotel operator, where he was chairman of the audit and compensation committees. He was also a member in Forterra Real Estate Advisors I, LLC, which invests in and advises on the construction and acquisition of call centers. Bill has also enjoyed serving on the boards of Jefferson Regional Medical Center, Lendsource Inc., Regional Industrial Development Corporation for Pittsburgh, and the Leukemia & Lymphoma Society.

Contact Information

Business Phone: 412-298-3117

Email: jw.richardson@comcast.net