

COOSAW FUTURES

Meet and Greet — June 24, 2026

An Evening with Your Neighbors

THE EVENING

On the evening of June 24, 2026, a room full of Coosaw Point neighbors came together for something that doesn't happen often enough in any community: an honest conversation about where we live, what we share, and what we're building together.

Kurt Wachholz opened with a nod to the World Cup — and a quote from Ted Lasso's famous football coach that set the tone for everything that followed: "Be curious, not judgmental." Before the formal program began, he asked everyone to turn to the person next to them, share their name and their street, and leave the evening knowing at least one new neighbor. Three of your neighbors then shared their stories. The room listened. Questions were raised. And by the end of the evening, the question on most people's minds was not "what is this organization?" — it was "how do I get involved?"

This summary is for those who could not be there. We hope it gives you a sense of the meeting — and an open door into what we're building.

WHY COOSAW FUTURES EXISTS

Most of us did not move to Coosaw Point to become experts in community governance. We came for the live oaks and the Spanish moss, the water and the quiet, the sense that we had found exactly the right place. We came to live in a community.

Every home here is a significant investment — and like any investment, it deserves to be understood, not just enjoyed. How is this community governed? How are our shared finances managed? What will it mean when the developer steps back and property owners take full control of the Property Owner Association (POA)? These are questions every Coosaw Point property owner should ask. Like many communities in active development, finding clear and organized answers is not always straightforward.

Coosaw Futures, Corp. was formed by a group of your neighbors to fill that gap. We are a South Carolina nonprofit, incorporated June 13, 2026. We have no governing authority over the Coosaw Point community. We are not the board. We

have no authority over the POA. We are not the board and are not here to replace it. We are simply neighbors doing the research, asking the questions, and sharing what we find.

“An investment without understanding is speculation. An investment with understanding is stewardship.”

— Kurt Wachholz, Coosaw Futures

THREE NEIGHBORS. THREE STORIES. ONE REASON.

Coosaw Futures didn't begin with a mission statement. It began with people — neighbors who had the same questions and realized they could explore them better by working together. Three of them spoke at the Open House.

Kurt Wachholz

Founder • Legal Liaison Committee • Resident since 2023

Kurt and his wife Tracy found Coosaw Point the way many of us did — Tracy sent him a photograph, and that was that. By profession, he spent his career in regulatory compliance, working alongside investment officers and financial professionals, building a discipline around what it means to truly understand an investment before committing to it.

When he brought that same instinct home to Coosaw Point, he found it was not easy to find the information he was looking for. And he found that he was not alone in looking for it. "I found other people in this community who had the same questions," he told the room. "Why don't we work together? Why can't we share this information, get more comfortable as neighbors, preserve the value that's important to us..." That conversation became Coosaw Futures.

Brooks Tucker

Communications Committee • Resident for two years • Community volunteer

Brooks moved to Coosaw Point about two years ago and got involved almost immediately — out at the ponds, working with the emergency management team, helping at community events, picking up trash on Sam's Road. The more he engaged, the more questions he found himself with. He started asking. He started listening. And he concluded that asking those questions together made more sense than asking alone.

"I look at this as a true investment in my future and my family's future," he told the room. "We owe it to ourselves to be educated investors, educated consumers, and to ask some hard questions. Life is too short to just sit by and watch things go by."

Kathy Grigg*Membership Committee • Resident since 2022 • Former ARB Member*

Kathy's story may be the one that reaches deepest into what Coosaw Point means to the people who live here. She first encountered the Lowcountry as a college sophomore, driving south from New Jersey on Highway 17. She had never seen Spanish moss before, or the live oak trees. They stayed with her for decades. When the time came to retire, she and her husband searched from Charleston to Savannah until they drove through the gates of Coosaw Point. "This is it," she said. "This is where I want to live my life out." They signed the contract for their lot upstairs in the River Club in 2015 and built their home in 2022 — seven years after that first visit.

When the opportunity to join Coosaw Futures came, she was skeptical at first — as she freely admitted. "Who are these guys? What is their motive? I didn't want to be associated with anything controversial." But she investigated, listened, and found something she recognized: neighbors who cared about the same things she did. "This is not about controversy," she told the room. "It is about stewardship. Careful and responsible management. Long-term care and accountability."

"This is not about controversy. It is about stewardship. Careful and responsible management. Long-term care and accountability."

— Kathy Grigg, Coosaw Futures

WHAT COOSAW FUTURES DOES

Everything Coosaw Futures does is organized around four commitments to the Coosaw Point community:

INFORM	DOCUMENT	ADVOCATE	PREPARE
Research and share clear, accurate information about governance, finances, and the Turnover transition — so no property owner is left guessing.	Independently record shared assets, infrastructure, and amenities — creating a community-owned record that belongs to every property owner.	Ask the questions every property owner is entitled to ask, compile the answers, and share them openly with the whole community.	Build the institutional knowledge Coosaw Point will need when property owners take full governance control — so that day is an opportunity, not a surprise.

These commitments translate into a monthly Knowledge Series — twelve sessions over twelve months covering every dimension of Coosaw Point governance, finances, infrastructure, and legal structure — along with committee research, independent asset documentation, and open communication. What we do, “we will make available to you,” Kurt told the room. “This is about the community, not about us.”

A CLEAR WORD ON WHAT WE ARE NOT

Coosaw Futures is neighbor-organized, volunteer-run, and genuinely committed to the whole community — our members and those considering membership.

WHAT WE ARE	WHAT WE ARE NOT
• Your neighbors — volunteers, not professionals	• Anti-board, anti-Declarant, or against the POA
• A community education and advocacy nonprofit	• A shadow board or governing body
• Open to all Coosaw Point property owners	• Seeking to replace or override the Association
• Independent of the POA, the Declarant, and any builder	• Creating conflict or working against the community
• Committed to transparency in everything we do	• Affiliated with any builder or developer

YOUR NEXT STEP: THE KNOWLEDGE SERIES

Coosaw Futures' first Knowledge Series session is coming soon: the History of Coosaw Point. Twelve sessions. Twelve months. Every dimension of Coosaw Point covered — its history, governance, finances, infrastructure, legal structure, and future. Sessions are open to members and guests, and written summaries are shared after every session for those who cannot attend.

If there are topics that matter to you — questions you've had trouble getting answered — we want to hear them. The agenda is shaped by the community it serves. Reach out at info@coosawfutures.org and tell us what's on your mind.

“Life is too short to just sit by and watch things go by. We owe it to ourselves to be educated investors and to ask some hard questions.”

— Brooks Tucker, Coosaw Futures

AN INVITATION

At the end of the evening, Kurt looked around the room. "What I see tonight is a community that cares," he said. "That's not nothing — that's everything."

Coosaw Point is a remarkable place. Most of us chose it intentionally — for the beauty, the neighbors, the sense that this was exactly the right place to be. That belief is worth protecting. Protecting it well means understanding what we share, how it's managed, and what comes next. That's what Coosaw Futures is here to do — not as an outside organization, not as a governing body, but as your neighbors.

Come to a Knowledge Series session. Reach out with a question. **Become a member.** *Whatever your level of involvement, you're welcome here. Because at the end of the day — we're just your neighbors. And we're genuinely glad you came.*

Coosaw Futures was founded by your neighbors:

Larry Loucka • Andy & Louise Urbanik • Brooks Tucker • Mark Hooper • Steve Ryan
• John & Diane Fisk • Rob Hadley • Nick Borreggine • Warren Florence • Kurt Wachholz

BECOME A MEMBER

Annual membership is \$250 — about twenty dollars a month. Every dollar funds the legal guidance, research, and community education that keeps Coosaw Point informed. Membership is open to all Coosaw Point property owners.

info@coosawfutures.org • coosawfutures.org • Facebook: Coosaw Futures

Coosaw Futures, Corp. is an independent property owner advocacy organization. It has no governing authority over the Coosaw Point community, does not speak for the Coosaw Point Property Owners Association, Inc., and is not affiliated with the Declarant, any builder, or any realtor. Charitable contributions welcome.