

COOSAW FUTURES

Open House | 24 June 2026

Meeting Transcript

EDITORIAL NOTE

This is an edited version of the presentation prepared for clarity due to difficulties in the audio recording. All errors or omissions are unintentional.

Kurt Wachholz:

Tonight's meeting is being recorded for minutes.

Before we get started, I want to acknowledge what's happening out there in the world right now — the World Cup is underway, and there's a lot of excitement around football. That actually brings to mind one of my favorite quotes, from a famous football coach — and for those of you who watch Ted Lasso, you'll recognize this: "Be curious, not judgmental." I think that's exactly the spirit we want to bring into this room tonight.

Before we get into the program, I'd like to get a sense of who's in the room. Show of hands — how many of you have been here less than two years? Two to five years? Five to ten? Ten or more? We have the full spectrum of owners in our community which is nice to see.

Now before I talk about Coosaw Futures, I like us all to meet one new neighbor tonight. Most of you may not know me, so there's one already. I would like you to turn the person next to you or near you that you haven't met. Tell them your name and your street, introduce yourself. We're going to take just a moment to do that, because tonight is partly about being neighbors. I want you to leave here, knowing one new neighbor.

Okay, let's get started. I've been asked to tell you what Coosaw Futures is. Most of you probably know — you've maybe seen some things on social media or

talked with neighbors about the organization. Tonight is really just our way of having that conversation and dialogue about what we're up to.

Coosaw Futures Corporation is a nonprofit formed by property owners — your neighbors. We are residents who care deeply about our community. We want to make sure there is interest in supporting the long-term stability and health of the community we all live in, and that we are contributing to its value both in the long term and adding structure in the short term.

We believe that informed property owners working together are the strongest foundation for our community. This is really about being neighbors, working together, and sharing knowledge and information so that we can better inform each other about the place that we live in.

I want to talk about the structure of the organization. We have filed articles of incorporation with the state of South Carolina, so we are a formed charitable organization with specific objectives to help you. If you have the handout in front of you, I'd like to walk through the purposes of our organization.

The primary purpose is to inform. What I've noticed — and I'll share more about my own story in a moment — is that our community runs better when we're all fully informed about our community, its governance, its structure, and its finances. There can be a lot of misinformation and a lot of concerns that can be better addressed through conversation and information. So, our primary objective as an organization is to inform.

We are also here to document and make sure that we have the appropriate records as a community. One of the long-term plans for us is that at some point in the future, those of us in this room will be taking over the governance of our community. It is really important that we have a foundation of documents that support our ability to serve that purpose — to understand what it is that we're doing and managing as an asset -- for all of us as investors.

We also want to advocate. As individuals, it can sometimes be challenging to advocate for things that could be better served as a group. As you have submitted questions to us, we've gathered them and started to organize them, we've found very common themes in what you're asking. We could probably do a

better job of providing answers if we work together rather than as individuals. It's really about advocating for all of our interests and ensuring that our value as property owners is preserved.

The last objective is to prepare — to make sure the community is ready, at some point when the development is completed, to take over ownership and operation of our governing documents and the assets we all share, both the homes we invested in and the community assets we share as members of the community.

What we are -- are your neighbors. This is a volunteer organization. Everyone I will introduce to you tonight is volunteering their time and commitment. There is no one person making Coosaw Futures what it is. It's a collection. We are doing this because we are concerned and care about our community and want to work as best we can to support all of our interests.

We are asking questions that we feel we're entitled to ask. There is intention around the questions that we're asking and the answers we're looking to share. We're requesting transparency and clear communication in the management of our community, and we want to protect our homeowner investment. The best way to do that is through the sharing of information and the facts associated with what we own as property owners.

We're looking out for the community as a whole. This is not about individual perspectives. This is really about our collective — making sure that we take care of the things that we value in our community and share our interests with one another.

I also want to mention the things that we are not, because I know there's been some commentary about our objectives and initiatives. We are not anti-board. We are not anti-Declarant. We are not against our Property Owners Association. We are really here to try to help those governing bodies function in a way that matters, and it has to be a collaborative relationship with those entities.

We are not interested in creating conflict. We want to preserve our investment. The last thing we want to do is erode the value that we've been creating as a community and as investors in our homes. We are not about attacking our board or individuals that may serve the interests of our community. This is really about

trying to help us all be more effective in what we're trying to do. Tonight is not about airing grievances — it's about organizing to reflect and to help.

We are not a shadow board or a governing body. We serve no ownership structure relative to that. We are a community organization. We don't replace the board. We have no governance authority over our community. We are purely here to share information, to make sure that we communicate together as a community and collectively. We are not seeking to replace the Property Owners Association — we're really seeking to help them be effective in managing our assets.

I want to talk a little bit about the work that we've been doing and how it functions. But first, I want to share a bit more about my background and why this is important to me, because I think it matters that you understand that people who have volunteered to start this organization are coming from a place of genuine interest and support for you.

My wife Tracy and I bought our property here about three years ago, so we're relatively new residents. When we bought the house, the reason we came here was for all of this — the beautiful landscape that surrounds us, the amenities that are part of our property, the home itself, the live oak trees. All of that touched our hearts. I remember when Tracy sent me the photograph. She had come down on her own, found the place, and sent it to me and said, "I think I found our home." And she did. Some of you may remember Edie and Mark Warter, we live in their old home. Theirs was one of the early homes built in the community, and I know many remember them fondly. This place means a lot to me — the assets, the people who live here, the diversity of our community. We have young families and older families. We have people from all over the country and some from other parts of the world. That is so unique and so fortunate for us, and that's the place I wanted to be.

What I found as I became a member of the community and spent time here is that some of the assumptions I made as an owner didn't always line up. Some of the information and experiences I was having didn't actually align with the assumptions I had made. And so, I wanted to do something about it. The house I bought here is an investment for me. Preserving and growing that value was —

and is — super important to me. To me an investment without understanding is speculation and an investment with understanding is stewardship.

What you may not know is that my profession is in regulatory compliance — super exciting for an introvert like me, but very boring for most people. Part of what I learned by working with investment advisers, broker dealers, people who design investment products, and with people who manage portfolios, is that there are certain tenets that you live by.

The first is that when it comes to investments, you should always trust by verify. So much of what I've been doing in the first few years here is trying to verify the information I've been given as a property owner. Sometimes that's been easy, and sometimes it's been difficult. But it is something I think all of us, as investors, should be able to do.

The second is this: in the investment industry regulators don't give credit for what you can say — only what you can document. So, for a lot of the things I ask about, whether to the board or the community, I'm more interested not in what they say, but in the documentation that supports it. It's really important to me as a homeowner that I trust the things we're doing as a community, but that I also take it upon myself to verify that information — to understand what is being said and to look at the documentation that supports it. And that's not easy work. Sometimes that information is readily available, and other times it's not.

What I found is that I can't do that by myself. One of the things that brought me to Coosaw Futures is that I found other people in this community who have the same questions I had, looking at the same objectives. And I thought — why don't we work together? Why can't we share this information amongst each other, get more comfortable as neighbors, preserve the value that's important to us, look forward to what the future can bring, and stay on task about improving the value of our community and our assets and avoid eroding them? I think that's a healthy conversation. I think that's stewardship. And that's why I'm a part of Coosaw Futures, and that's why I'm here tonight. It is what I do. It is why I joined Coosaw Futures.

I'd now like to hand it over to Brooks Tucker. Brooks, would you like to introduce yourself?

Brooks Tucker:

I'll be brief. I moved here about two years ago with the same philosophy — this is a beautiful place to live. I've gotten very involved over the last couple of years, everything from looking at the ponds to the emergency management team, helping out with the crab shack, and picking up trash on Sam's Road. I'm pretty involved. And in the process of getting involved, I started seeing things and hearing from people that made me curious.

I spent some time working as a Congressional staffer. Talk about a challenging environment to trust and verify. I learned a lot there and it made me want to understand more about what's going on here, because that describes most of this community right now —we are the nuts and bolts of this community, the people living in their homes. But it affects all of us.

I look at this as a true investment in my future and my family's future. I think 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. That's my philosophy about getting involved with this group, and I think it's a good group of people. There's been some friction over the past few months, but I don't think that's necessarily an unhealthy thing, because there are hard things we have to work through here, and they're not always going to be easy.

Kurt Wachholz: Thank you Brooks, Kathy?

Kathy Grigg:

Good evening. For those who don't know me, I'm Kathy Grigg and I live with my husband and daughter on Woodland Ridge Circle.

My husband and I moved here from High Point, North Carolina, after living there for 35 years. My story actually begins when I was in college as a sophomore. A few friends and I drove from New Jersey to Daytona Beach for spring break. In those days we drove down Highway 17 and through the Lowcountry. I had never

seen Spanish moss before, or the huge live oak trees. They remained stuck in my memory for years.

When we were looking for a place to retire, we looked everywhere from Charleston to Savannah, because I always felt a connection to the Lowcountry — as if I maybe lived here in another life. After looking up and down the coast on numerous trips, we landed in Beaufort.

When we drove into Coosaw Point, I immediately said, "This is it. This is where I want to live my life out." We went into the River Club and met Robert Gallant in his office. The sales office was right over there. There were two real estate agents — Todd McDaniel and Willie Mack Stansell. Willie Mack was in the office that day. He was a retired Marine Lieutenant Colonel. We spoke with him and made plans to return a few weeks later.

Willie Mack made arrangements for us to rent the apartment upstairs for two nights. He drove us all around — to Celadon, Newpoint, Habersham, and Cat Island. But every time we drove back into Coosaw Point, we said: this is it. This is where we want to be. Two days later, we signed a contract right upstairs in that apartment to purchase a lot. That was in 2015 — eleven years ago.

We couldn't get here immediately. Over the next several years, we paid our dues every year and returned once or twice a year to check on our property. We met our neighbors and attended High Tide Fridays when we could.

Fast forward to 2020. We interviewed several builders, and Robert Gallant approved our plan. We chose to build with David Summerall in the newly developed Builders Guild. We were one of his first builds, and we moved into our new home in 2022 — seven years after purchasing our lot.

When the ARB was looking for a new member last year, I submitted my résumé. After having worked in interior design, volunteering with the Chambers of Commerce in both High Point and Thomasville, North Carolina, serving on the board of directors of High Point Country Club for five years, and being involved in building two new clubhouses in High Point and another at Willow Creek, I felt that I had something to offer this community that I love.

I was interviewed by Phil Southerland, JT LaPorte, and Sandra Rice. I was subsequently asked to serve on the ARB.

According to our guidelines, the purpose of the ARB is: to preserve the rich, abundant natural beauty of Coosaw Point; to maintain Coosaw Point as a pleasant environment; to establish and preserve a harmonious Lowcountry design for the community and to enhance the value of the development and individual properties; and to ensure that the architectural design of structures, materials, and colors used are harmonious with Coosaw Point's Lowcountry architectural theme. That was my goal.

In the nine and a half months that followed, I devoted my energy, along with other talented residents, to preserving the brand and architectural design that is Coosaw Point. Unfortunately, our work came to an end sooner than we had anticipated.

Sometimes when one door closes, another one opens.

I was approached by Coosaw Futures. I was skeptical at first, like many of you. Who are these guys? What is their motive? I didn't want to be associated with anything controversial. But as I investigated, listened, and learned, I realized that there was a future here — a future to educate, to inform, to protect this community that I love.

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

This is why I am here today with Coosaw Futures. I am connected to Coosaw Point. My DNA is in that apartment upstairs. I'm passionate about this community, and I want to preserve not only the architectural beauty of this community that I love so well, but also the trees, the ponds, the serenity.

I have joined Coosaw Futures to work toward constructive dialogue, transparency, and to preserve our mutual investment for the future.

I hope you will join me.

Kurt Wachholz:

Thank you, Kathy. Those three perspectives capture exactly why this organization exists. If you've been nodding along tonight — you belong here too.

As I mentioned, this started by surveying the community and seeing who was interested in coming together to discuss the things that are important to us. What can we do, as a property owner group, to better serve our community?

I want to recognize the people who answered that call and started the discussion that led to tonight. These are people who put in a lot of time, a lot of effort, a lot of consideration, and a lot of hard work toward what we're doing. They started the conversation — they pledged money before we had a bank account, and put in time before we had committees. I'd like to recognize our founding members: Larry Loucka, Andy and Louise Urbanik, Brooks Tucker, Mark Hooper, Steve Ryan, John and Diane Fisk, Rob Hadley, Nick Borreggine, Warren Florence, and Myself. Would the founders please stand? Thank you.

I also want to thank everyone who has already attended meetings and become members of our organization. We welcome anyone who wants to come and listen, be a part of what we're trying to do, and contribute. I know some of our members are not here tonight — thank you to them as well.

We are not run by a single person. Although I'm up here speaking, I'm really representing the interest of our entire group. The structure we're operating under is, as I mentioned, a nonprofit organization. We have formed committees to help us answer the questions that you all have. As questions are submitted to us, we gathered them, logged them, go through them, prioritized them, and assigned them to specific areas of our community.

Individually asking questions can sometimes be challenging when it comes to getting the right answers. But collectively, as a community, if we're all asking the same questions and searching for the same answers, we can together find the solutions and share them with everyone. In order to do that, we've organized committees to focus on specific aspects of our community.

The committees are as follows. First, a legal liaison committee — that's the committee I'm mentoring. I'm not a lawyer and not practicing law; I'm just trying to help us with the legal structure of what we do. It's really focused on our rights as

property owners, our covenants, conditions, and restrictions, what those mean to us, and what the POA's responsibilities are. That committee is helping us understand those things better and providing information to the community.

We also have a finance committee. Marshall Pepper is the mentor of that committee. We do operate with a budget, and one of the things we need in order to provide education and support our programming is money. Those I've recognized as founders and initial members have all contributed. The management team has each contributed \$1,000 to get this started. That has allowed us to host this event, print materials, and begin seeking guidance from other professionals so that the information we give you is accurate and well-supported by documentation.

Kathy Grigg is our membership mentor. She is in charge of engaging with our community and working with members — and she did a great job tonight. Mark Hooper is in charge of infrastructure, which covers all of the assets we share — the ponds, the clubhouse, the roads, and all of the amenities you may have questions about. We have a committee designed to look into those things and help us understand them better.

Brooks Tucker is in communications. That includes our website — coosawfutures.org — our Facebook page, and our continued outreach. Everything we do, we will make available to you. This is about the community, not about us. We're trying to be as transparent as we can as a functioning organization.

Lastly, Larry Loucka is in charge of administration — our records, our minutes, and our organizational activities. Those are all our committee mentors. We want participation. We want people interested in contributing, and we want the involvement of the entire community, because it doesn't work if we're not all in support of it. If there's an area that matters to you, we'd love to see you get involved.

To that end, property owners who have responded to us have indicated that they've seen gaps in the information available to them. I've found that in my own research as well. So one of the things we are starting — and want to continue —

is a Knowledge Series for the community. It's in your handout. It will take place over twelve months and cover various topics. The goal is to do what we talked about at the very beginning: to inform, to document, to advocate, and to prepare.

One of the things that has been instrumental in developing the Knowledge Series are the questions you've brought to us. The questions you raise tonight will directly shape our Knowledge Series agenda. If there are specific areas that are important to you, we may adjust the order of the series. Our very first session, coming up after this meeting if we get the interest we're hoping for, will be the history of Coosaw Point. We'll be distributing the date via email and at coosawfutures.org. We're going to talk about the history of this place we all call home — before we understand where we're headed, we need to understand where we came from. It's the foundation for everything that follows.

Tonight was really about introducing all of this to you. If it resonates with you, if it's interesting to you, we want to hear from you. I'm not asking for membership tonight, and I'm not asking for money. I just want to know if this matters to you. And if it does, and you want to get behind it and support it, we'd love to hear from you.

I want this to be meaningful and beneficial to us all. I believe I've covered who Coosaw Futures is. I've introduced our team. If you have questions tonight and want to follow up with any of the people who raised their hands, please do so. We have a website, an email address, and a Facebook page — plenty of ways to get in touch. You can reach us at info@coosawfutures.org or find us at coosawfutures.org and on Facebook. We welcome the dialogue. We welcome your concerns. We welcome your questions.

I'm going to pause here. I know we're at the end of what we had scheduled. I'm happy to take questions about what Coosaw Futures can do. Tonight was not the time we had scheduled to talk about the POA, the Declarant, or any of those things specifically, but if you have questions about those topics, please submit them to us — that's what's going to help inform our Knowledge Series.

I'm also happy to make this less formal and allow you to walk around, talk to each other, and be with your neighbors. I value this place, and I want to make

sure we continue to speak well of each other, speak well of our investment, understand what we're trying to build here, and make sure we improve our values not erode them. And I think that happens by coming together.

What I see tonight is a community that cares. That's not nothing — that's everything.

Coosaw Point is a remarkable place. Most of us chose it intentionally. That belief is worth protecting.

Now let's just be neighbors. Share what's on your mind. Tell us what interests you. That conversation matters just as much.

Thank you for being here. We're your neighbors — and we're genuinely glad you came.