

**KINGSTON PLANTATION MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

**SATURDAY, FEBRUARY 21, 2026
BRIGHTON TOWER – PALLADIUM “A” CONFERENCE ROOM**

MEETING MINUTES

KPMA Officers: President, Sherry Love
Vice President, Mike Krause
Treasurer, John Taylor
Secretary, Tammy Ryan

Delegates and Alternates:

Sub-Association	Delegate	Alternate
Brighton Tower	Mike Kelly	Dorothy Binder
Canterbury Court	Gary Strunga	Deb Stanforth
Canterbury Court III	Jane Fellows	Larry Tucker
Cumberland Terrace	Jim Zumstein	David Williams
Declarant/Developer	Jan McCormick	Randy DeVaux
Declarant/Developer	Abe Liao	Gavin Phillip
Gloucester Terrace	George Hanna	Joe Misiak
Kingston Lakes	Joe Flesch	Randy DeVaux
Margate Tower	Lorrie Heiken	Gary Carney
Market Place	Michael LaVigna	James Robinette
North Hampton	Patrick Weaver	Don Wagner
Richmond Park	Todd Timmons	Mark Carson
St James Park	Mike Krause	Rich Conrady
South Hampton	Tom Leonti	Gerald Baron
West Hyde Park	Ron Bicchichi	Robert Fenton
Windermere by the Sea	Bill Kolibash	No Alternate

Managing Agent: LITUS*: Doug Millar, Elaine Campbell and Theresa Harrington.

1. Call to Order

KPMA President, Sherry Love called the meeting to order at 9:00 AM.

2. **Opening Comments**

President Love welcomed Board members. President Love announced the passing of Seth Smith.

3. **Approval of KPMA Board of Directors Meeting Minutes**

A draft of the May 17, 2025 Meeting Minutes was reviewed by the Board.

Upon a duly made Motion, and Second, Meeting Minutes were unanimously approved.

4. **Committee Reports**

A. **Audit Committee**

Mrs. Elaine Campbell reported on the financial position for the period ending July 31, 2025. Mrs. Campbell reviewed the Operating Balance Sheet, the Operating Income Statement, the Reserve Balance Sheet, and the Reserve Income Statement, as attached herein.

B. **Security Committee**

- a. Mr. David Beatty presented a summary of the latest Security Statistics and various security issues.
- b. Mr. Beatty asked the sub-associations to alert owners to secure their golf carts and recommended steering wheel locks. Mr. Beatty stated golf cart keys are universal.
- c. Mr. Beatty and President Love asked the sub-associations to communicate with owners regarding securing furniture on balconies prior to hurricanes/tropical storms.
- d. Mr. Beatty reported on the problem with the back gate.

President Love asked Board Members to communicate with owners to not use the back gate. Emergency vehicles enter Kingston Plantation through the back gate.

- e. Mr. Beatty covered the ongoing Amazon delivery issues and attempts to enter the Plantation before 8:00 am.

The Security Committee recommends that Amazon package delivery hours change from 8:00 am - 5:00pm to 8:00 am – 8:00 pm.

Upon a duly made Motion, and Second, the Board voted to change Amazon package delivery hours to 8:00 am - 8:00 pm.

- f. Mr. Beatty introduced Mrs. Tammy Ryan to update the Board on the Lighting Project. Mrs. Ryan reported that the focus is now on the individual regimes. The plan is to replace all outdated sidewalk and landscaping lights with LED lights similar to the lights around the high rises. During the 4th quarter, she will be looking at what lighting still needs to be replaced in 2026.

C. Architectural Standards Committee

Mrs. Jane Fellows stated that two application requests have been approved.

Cumberland Terrace – will be repainting buildings over the next year and a half starting after Labor Day 2025, and also repairing siding.

President Love asked Mrs. Fellows about Starwood removing old mulch in specific areas prior to adding new mulch. Mrs. Fellows stated she would be in contact with Starwood.

5. President's Report

President Love stated he will continue the quarterly Presidents Meetings previously conducted by Seth Smith. The Meetings will be held at 2PM on the Friday prior to the KPMA Board Meetings. The Meetings are held to discuss sub-associations issues and experiences.

President Love proposed adding a new member to the ASC Committee. Seth Smith was a member of the ASC Committee and since his passing there is now an open position. Seth Smith's wife Linda Smith offered to fulfill that position until the end of his term.

Upon a duly made Motion, and Second, the Board voted Linda Smith as a new ASC Committee Member.

President Love proposed adding a new KPMA Officer due to the passing of Seth Smith. Mr. Love stated the Executive Committee recommended Mrs. Tammy Ryan.

Upon a duly made Motion, and Second, the Board voted Tammy Ryan as a new KPMA Officer.

6. Manager's Report

- a. Doug Millar stated the Audit Committee approved Insurance renewal proposals.

- b. Mr. Millar stated that we are in Zone “A” for Hurricane Evacuation. He went over hurricane procedures and preparations
- c. Mr. Millar reviewed the status of 2025 Reserve Projects and updated the Board on the new Reserve Study.
- d. Mr. Millar reiterated to please let your homeowners know NOT to use the back gate.
- e. Mr. Millar updated the Board on the black swans.

9. Unfinished / New Business

There being no further unfinished or new business.

10. Adjournment

Upon a duly made Motion, and Second, the meeting was adjourned at 10:24AM

Sherry Love, KPMA President

Theresa Harrington, Recording Secretary