

**KINGSTON PLANTATION MASTER ASSOCIATION, INC.**  
**REGULAR ANNUAL MEETING OF THE BOARD OF DIRECTORS**  
**SATURDAY, MAY 20, 2017**  
**PALLADIUM A – BRIGHTON TOWER**  
**MINUTES**

**1. Call to Order**

President White G. Watkins called the meeting to order at 10:00 AM.

KPMA Officers:           President, White G. Watkins  
                                   Vice President – Sherry Love  
                                   Secretary – Fred Fellows  
                                   Treasurer – John Taylor

**Delegates:**

Brighton Tower – Sherry Love	Market Place – Jim Robinette
Canterbury Court – Nancy Sook	Margate Tower – Bill Waers
Canterbury Court III – Jane Fellows	North Hampton – Jim Gryck
Cumberland Terrace – Seth Smith	Richmond Park – Chris Bramlett
Declarant / Dev. - Bob Barenberg	South Hampton – Dave Puckett (Absent)
Declarant / Dev. – Debra Feldman	St. James Park – John Taylor
Gloucester Terrace – Cheryl Hunt (Absent)	West Hyde Park – Ron Bicicchi
Kingston Lakes – Joe Flesch	Windermere by the Sea – Dennis Esch

**Alternates:**

Brighton Tower – Mike Kelly (Absent)	The Market Place – Lorene Paragallo (Absent)
Canterbury Court – White G. Watkins	Margate Tower – Colby Reeves (Absent)
Canterbury Court III – Larry Tucker (Absent)	North Hampton – Paul Kroushl (Absent)
Cumberland Terrace – Jeffrey Johnson (Absent)	Richmond Park – Joe Misiak
Declarant / Dev. – Dianne Jaskulske (Absent)	South Hampton – Bill Long
Declarant / Dev. – Michelle Hayes (Absent)	St. James Park – Joan Fischer
Gloucester Terrace – George Hanna	West Hyde Park – Roy Sizemore (Absent)
Kingston Lakes – David Straub (Absent)	Windermere by the Sea – Jill Furgiuele(Absent)

Representing LITUS\* To Let were: Douglas A. Millar, Leslie A. Styles, Pauline M. Carrig and Sarah Kjosa

**2. President’s Report**

President Watkins stated that the 2017 – 2018 committee chairs and members would be appointed during this meeting. He next reminded Board members to please continue

forwarding to the management office the names of owners who were interested in serving on the KPMA ASC and Security Committees.

### 3. Approval of Minutes

- **Board of Director's Meeting Minutes – February 16, 2017**

A brief review of the minutes of the February 16, 2017 meeting was entered. Upon a motion made by Mr. Barenberg, seconded by Mr. Smith and unanimously approved, it was:

**MOVED; that the minutes of the February 16, 2017 Board of Director's meeting be approved as written.**

### 4. Reports

#### A. Audit & Budget Committee Report

Chairman John Taylor called on Ms. Pauline Carrig of LITUS\* To Let who reported on the current financial position as of April 30, 2017.

- **Current Financial Position as of April 30, 2017**

Ms. Carrig reported on the financial status of the Association as of April 30, 2017. She reviewed the operating balance sheet (**EXHIBIT A**) and the operating income statement (**EXHIBIT B**). Items that were under and over budget were discussed and Ms. Carrig stated there were no major variances. She next reviewed the reserve balance sheet (**EXHIBIT C**) and the reserves income statement (**EXHIBIT D**).

- **Insurance Renewal Update**

Mr. Millar stated that the 2017 – 2018 insurance premium was reduced by approximately 4% from 2016 – 2017. He next stated there was a \$75K deductible for the D&O portion policy, as a result of the lawsuits. He further stated that the \$3M D&O protected Board members.

#### B. Architectural Standards Committee Report

- **Tree Trimming Update**

Chairwoman Fellows stated that work was underway to trim trees that were classified as P1. She next stated that over sixty (60) tree stumps and root balls had been removed and further stated that Starwood and KPMA would work to remove smaller stumps.

- **Subordinate Association Requests**

Chairwoman Fellows updated the Board on Subordinate Association projects since the February 2017 meeting of the Board of Directors.

Chairwoman Fellows stated there had been complaints about stepping stones in KPMA common areas and further stated that all stepping stones would be removed because they were a trip hazard and increased the likelihood of future trip and fall claims.

She next stated that some of the limbs on the trees along Kings Road behind Canterbury Court had begun to break the wooden fence. She indicated that a proposal to remove the trees and replace them with shrubbery, as a multi-year project, had been discussed by the ASC. Board members discussed the need for dead plants, trees and grass to be removed and replaced. Board members directed the ASC to obtain a proposal for landscape repairs and then request the Audit & Budget Committee for the funding for the repairs. Mr. Barenberg noted that it was the responsibility of the KPMA Board of Directors to maintain the assets (i.e. trees and landscaping) on the Plantation. He further stated that contractors had left work materials and debris in and around the buildings which contributed to the landscape damage.

#### **C. Security Committee Report**

- **2017 Bike Weeks**

Chairman Love stated that the Horry County Sheriff's Department would again provide security for the Memorial weekend bike festival and that the cost for the sheriff's officers would be shared with the hotel. He stated that motorcycle trailers would be parked at 2001 for a \$50 fee and that Sands Resort had agreed to share in the cost for security at 2001.

- **Fake Windshield Decals**

Chairman Love stated that ASG officers had observed an odd decal on a vehicle entering the Plantation. A homeowner had made copies of a decal and distributed them to family members. He indicated that a letter would be mailed to the homeowner advising that the KPMA fine policy would apply should further violations be reported.

- **A-Services Group Leadership Change**

Chairman Love stated that Mr. Jay Coyle had decided to retire and that ASG was working to identify a replacement.

- **Incident Report Summary**

Chairman Love stated that the summary of incidents that required a response from police, fire or medical personnel was included in the meeting packet as **(EXHIBIT E)**.

#### **5. Election of KPMA Officers**

Mr. Barenberg thanked those in attendance for their dedication to Kingston Plantation. He then made a motion with a slate of nominees for Board officers. Upon a motion made by Mr. Barenberg, seconded by Mr. Waers and unanimously approved, it was:

**MOVED; to approve that Mr. White G. Watkins (Canterbury Court) serve as KPMA President, Mr. Sherry Love (Brighton Tower) serve as Vice President, Mr. Fred Fellows (Canterbury Court III) serve as Secretary and Mr. John Taylor (St. James Park) serve as Treasurer for 2017 – 2018.**

## **6. Appointment of Committee Chairpersons and Members**

Mr. Barenberg announced the following 2017 – 2018 appointments of committee chairpersons and members:

### **AUDIT & BUDGET COMMITTEE MEMBERS**

John Taylor (Chairman)  
Fred Fellows  
Joe Flesch  
Sherry Love  
White G. Watkins

### **ARCHITECTURAL STANDARDS COMMITTEE MEMBERS**

Jane Fellows (Chairwoman)  
Joan Fischer  
Carol Gryck  
Mary Maeser  
Joe Misiak  
David Straub  
Adele Upchurch

### **SECURITY COMMITTEE MEMBERS**

Sherry Love (Chairman)  
David Beatty  
Randy DeVaux  
Dennis Fleming  
Russ Riedell  
Roy Sizemore

### **EXECUTIVE COMMITTEE MEMBERS**

White G. Watkins, KPMA President  
Fred Fellows, KPMA Secretary  
Joe Flesch, Kingston Lakes  
Sherry Love, KPMA Vice President  
John Taylor, KPMA Treasurer  
Bob Barenberg, Declarant  
Debra Feldman, Declarant

Upon a motion made by Mr. Barenberg, seconded by Mr. Bramlett and unanimously approved, it was:

**MOVED; to approve the Committee Chairpersons and Committee Members for 2017 - 2018.**

**7. Unfinished Business / New Business**

- Executive Session – KPMA Management Contract

At 11:15 AM the KPMA Board of Directors entered into Executive Session to discuss the KPMA Management Contract.

At 11:35 AM the KPMA Board of Directors reconvened the Regular Meeting of the Board of Directors. Upon a motion made by Mr. Barenberg, seconded by Ms. Sook and unanimously approved; it was:

**MOVED; to approve the KPMA Audit & Budget Committee recommendation to extend the LITUS\* To Let management contract for two (2), one (1) year terms at the figures as presented.**

**8. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 11:40 AM.

Meeting Commenced: 10:00 AM  
Meeting Adjourned: 11:40 AM

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White G. Watkins, President

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Leslie A. Styles, Recording Secretary