

KINGSTON PLANTATION MASTER ASSOCIATION, INC.
REGULAR ANNUAL MEETING OF THE BOARD OF DIRECTORS

SATURDAY, MAY 18, 2019

PALLADIUM C

MINUTES

1. Call to Order

President White G. Watkins called the meeting to order at 9:45 AM.

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

Delegates:

Brighton Tower – Sherry Love	Market Place – Jim Robinette
Canterbury Court – Dennis Marcello (Absent)	Margate Tower – Harvin Bullock
Canterbury Court III – Jane Fellows (Absent)	North Hampton – Jim Gryck
Cumberland Terrace – Seth Smith	Richmond Park – Chris Bramlett
Declarant / Dev. - Bob Barenberg	South Hampton – Dave Puckett
Declarant / Dev. – Cartarwa Jones (Absent)	St. James Park – Mike Krause
Gloucester Terrace – TBD	West Hyde Park – Ron Bicicchi
Kingston Lakes – Joe Flesch	Windermere by the Sea – Bill Kolibash (Absent)

Alternates:

Brighton Tower – Gail Coffey (Absent)	The Market Place – TBD
Canterbury Court – White G. Watkins	Margate Tower – Colby Reeves (Absent)
Canterbury Court III – Larry Tucker (Absent)	North Hampton – Bill McCormick (Absent)
Cumberland Terrace – Jeffrey Johnson	Richmond Park – Joe Misiak
Declarant / Dev. – TBD	South Hampton – Don Matheson (Absent)
Declarant / Dev. – TBD	St. James Park – Joan Fischer
Gloucester Terrace – George Hanna	West Hyde Park – Roy Sizemore (Absent)
Kingston Lakes – David Straub (Absent)	Windermere by the Sea–William Elmore(Absent)

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

President Watkins reminded attendees that cell phones should be silenced or turned off and that no recording devices were permitted.

2. Approval of Minutes

- **Board of Director's Meeting Minutes – February 16, 2019**

President Watkins stated that the minutes had been emailed to Board members and they could be read aloud in the meeting or a motion made to approve the minutes as presented or with changes. Upon a motion made by Mr. Bullock, seconded by Mr. Smith and unanimously approved, it was:

MOVED; to approve the minutes of the February 16, 2019 KPMA Board of Directors meeting as presented.

3. Reports

A. Audit & Budget Committee Report

- **Current Financial Position as of April 30, 2019**

Ms. Carrig reported on the financial status of the Association as of April 30, 2019. She commented there was \$116K in the insurance renewal line. She reviewed the operating balance sheet (**EXHIBIT A**) and noted there was a current year net income of \$23,111. She next reviewed the operating income statement (**EXHIBIT B**) and explained that maintenance contract was \$17,073 under budget, as only two (2) of the current staff were enrolled in health insurance at this time. Landscape maintenance was \$15K over budget as a result of moving from pine straw to mulch around the buildings. Mr. Smith asked Ms. Carrig if she had confirmed whether the construction deposits from Subordinate Associations paid to KPMA could be deposited into interest bearing accounts. She stated she did not believe that they could, would verify the ruling with Mr. Fussaro and report back to Board members.

She next reviewed the reserve balance sheet (**EXHIBIT C**) and the reserves income statement (**EXHIBIT D**). She reported there was \$1.8M in money markets and CDs as of the end of April. Mr. Bramlett suggested that the \$14 expense for bank fees should come out of the operating funds. Ms. Carrig stated that she would reclassify them.

- **2019 – 2020 Insurance Renewal**

Mr. Millar reported that the Association's insurance had renewed at \$35K less than what had had been expected. When asked, Mr. Millar confirmed there were no changes to the insurance deductibles for 2019 – 2020.

B. Architectural Standards Committee Report

Mr. Millar presented the ASC report in Mrs. Fellows' absence.

- **Landscape Prototypes Update**

Mr. Millar provided a brief historical review of the landscape project to date. He shared that an email was sent to Board members notifying them that the three (3) landscape prototypes had been completed and Board members were asked to inspect and provide their feedback on the three buildings. He shared with the Board that the feedback he had received thus was positive; although some owners had noted that the new landscape design lacked color. Mr. Duckworth, the landscape architect, was contacted and he confirmed that some of the new plants would have color as soon as they matured and blossomed. Board members were provided with "color" sheets for each building to share with owners in their Subordinate Associations. Mr. Millar stated that Board members had discussed and agreed to bring the front entrance design back through the Plantation so that there would be a new, uniform landscape design. Mr. Barenberg noted that Environmental Concepts had identified plants which would thrive in each of the four (4) phases. Board members comments included the need for color around the buildings.

Board members voiced concerns/questions which included:

- Removing the shrubs could uncover needed building repairs
- Not all Subordinate Associations needed or wanted a complete redesign/refurbishment
- Were all Subordinate Associations required to participate in the redesign?
- Was uniformity throughout the Plantation the desired look?
- The cost per building may be too high
- How would paying for this project be broken down?
- Who would be responsible for communicating the landscape project information and cost with the homeowners?

Mr. Barenberg stated that today's purpose was to obtain Board member's feedback on the three (3) prototype buildings which would then be shared with the Blue Ribbon Committee.

Mr. Millar stated that the landscape designs were available on the KPMA website (www.kingstonplantationhoa.com). He shared that the first quarterly landscape walkthroughs had taken place and a process to identify dead or plants needing replacement was in place. He next stated that Mr. Duckworth was looking at plantings which had a twenty (20) year lifespan.

Mr. Millar called on Mr. Love to provide an update on Blue Ribbon Committee financial discussions for a \$4M landscape project. Mr. Love explained the two (2) options being presented today. Option 1 – a special assessment with three (3) due dates and Option 2 – paid through the monthly dues, with no special assessment. Mr. Love asked Board members who wanted to offer a different option to please contact Mr. Millar before July 1. Mr. Love next reviewed handout number 2; the cost of which was based on the three (3) building landscape prototypes. The estimated \$4M would cost per unit would be \$2,438.95 (\$812.98 per unit, per year for three years). He reported that the cost for common areas landscaping was not known at this time. Mr. Love shared that the cost for the buildings was approximately \pm \$3M and

the cost for the common areas could bring the cost to \$4M. Mr. Bullock stated that while the oceanfront properties would pay a disproportionate amount of money compared to the larger properties, all homeowners would benefit from the landscape redesign project. Mr. Love reminded Board members that while the landscape plan had a twenty (20) year lifespan, we would need to begin planning and collecting funds for that time. He stated that the Board would not want to raid the reserves to pay for a landscape plan. Mr. Love requested that Board members please share this information with their owners prior to the August meeting, when Board members would be asked to vote for their preferred option to pay for this project. It was noted that, if the plan and pricing were approved at the August Board meeting, work could begin in September 2019 with a three (3) year implementation completed by the summer of 2023.

C. Security Committee Update

○ 2019 Bike Weeks

Chairman Fleming updated Board members on the plans for the 2019 bike weeks. Harley week runs from May 10 to May 20 and Atlantic Beach Bikefest May 24 to May 29. He noted that Horry County Sheriff Department and A-Services Group officers would provide security at the Plantation.

○ Parking and Towing Policies

Chairman Fleming reported that Security Committee members were working on towing and parking policies for Kingston Plantation.

○ Owner Parking Decals and Bar Codes

Chairman Fleming requested that Board members please remind homeowners that parking decals and bar codes were for Owners only; they were not meant to be given to housekeeping and maintenance personnel.

○ Security Update

Chairman Fleming stated that A-Services Group (ASG) provided comprehensive security for Kingston Plantation with their on-foot saturation patrols and that for the period January 1 – April 30, 2019, ASG officers had completed 2,412 saturation patrols.

○ Back Gate Issues

Chairman Fleming reported there were still many owners and guests exiting the Plantation through the construction gate. He next stated that Security Committee would be coming back to the Board with innovative ways to address this potentially serious issue. One of the remedies discussed by Board members included levying a fine on owners each time they utilized the back gate. Fines would be levied against the owners' subordinate

associations, who would then have to assess the owner. This solution would not deter renters/non-owners.

Board members inquired about the status of trailer parking on the Plantation. Mr. Millar stated that the KPMA Amended & Restated documents prohibit the parking of trailers and that the Security Committee, the managing agent and the declarant representative were working together to identify a solution. He reported that before the August Board meeting the Association would have a legal opinion from the attorney to amend the CC&R's.

- **Rental Golf Carts**

Chairman Fleming reported that the Security Committee had approved KC Management as the sole golf cart vendor for 2019. Golf cart vendors for 2020 will be revisited in the fall.

- **Slingshots**

With the growing popularity of slingshots, A-Services Group contacted the SC DMV for the ruling on whether slingshots were considered motorcycles or vehicles. In the State of South Carolina slingshots are registered as motorcycles and would not be permitted on Kingston Plantation.

- **Incident Report Summary**

Chairman Fleming stated that the summary of incidents (**EXHIBIT E**) included those that were responded to by police, fire or emergency personnel since the February 2019 Board meeting.

D. Manager's Report

- **Quarterly Landscape Reports**

Mr. Millar shared that each Board member would receive a written report from their respective area walk through. He stated that he would contact Board members after July 4 to schedule the second (2nd) quarter landscape walk-throughs. He noted that the second quarter report format would be a dialogue rather than a spreadsheet.

- **Kings Road Fence Update**

Mr. Millar shared that the property line had been verified, the Bradford Pear trees removed and the sod and plants put down. He reported that while ASG had patrolled and inspected the Kings Road property line while there was no fence in place.

- **Black Top Resealing and Restriping**

Mr. Millar reported that there were some small "punch list" items to be done.

- **Refurbishment of the Beach Club and St. James Pools Update**

Mr. Millar stated that refurbishment of the Beach Club and St. James pools was complete. He reported that the fiber tech “bowls” had been removed, the pool decks refurbished and the bathrooms renovated. The St. James pool remained as a handicap pool. In response to a Board member inquiry, Mr. Barenberg stated that OCRM and FEMA approval was required to install a handicap access to the beach.

- **Kingston Plantation Website Update**

Mr. Millar reported that the KPMA website had been updated and that a User ID was not required to logon.

4. Appointment of KPMA Officers

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

MOVED; to approve the following 2019 – 2019 KPMA Officers:

**White G. Watkins – President
Sherry Love – Vice President
Fred Fellows – Secretary
John Taylor – Treasurer**

5. Appointment of Committee Chairpersons and Members

Mr. Barenberg announced the following 2019 – 2010 appointments of committee chairpersons and members:

ARCHITECTURAL STANDARDS COMMITTEE

Jane Fellows, Chairwoman
Carol Gryck
Mary Maeser
Joe Misiak
Seth Smith
David Straub

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

MOVED; to re-elect the Committee Chairperson and Committee Members for a one (1) year term 2019 – 2020.

AUDIT COMMITTEE

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

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

MOVED; to re-elect the Committee Chairperson and Committee Members for a one (1) year term 2019 – 2020

EXECUTIVE COMMITTEE

White G. Watkins, President
Sherry Love, Vice President
Fred Fellows, Secretary
John Taylor, Treasurer
Joe Flesch, Director at Large
Cartarwa Jones, Declarant
Bob Barenberg, Declarant

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

MOVED; to re-elect the Committee Chairperson and Committee Members for a one (1) year term 2019 – 2020

SECURITY COMMITTEE

Dennis Fleming, Chairman
David Beatty
Randy DeVaux
Tom Marucci
Russ Riedell, Jr.
Roy Sizemore

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

MOVED; to re-elect the Committee Chairperson and Committee Members for a one (1) year term 2019 – 2020.

6. Unfinished Business / New Business

Mr. Smith requested that the open-top dumpster be brought onto the Plantation in September so that owners may dispose of old furniture, etc.

Mr. Barenberg reported that RLJ was negotiating with a prospective buyer; and if the sale moved forward, it may be finalized in 30 to 45 days.

7. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 12:10 PM.

Meeting Commenced: 10:00 AM
Meeting Adjourned: 12:10 PM

White G. Watkins, President

Leslie A. Styles, Recording Secretary