

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SATURDAY FEBRUARY 20, 2021

LANDS END - BRIGHTON

MEETING MINUTES

Commencing at 9:00 AM

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

Representatives:

Brighton Tower	Gale Coffey	Mike Kelly (Absent)
Canterbury Court	Dennis Marcello	White G. Watkins (Absent)
Canterbury Court III	Fred Fellows (Absent)	Jane Fellows (Absent)
Cumberland Terrace	Seth Smith	Jeffrey Johnson (Absent)
Declarant / Developer	Bob Barenberg	TBD
Declarant / Developer	Simon Mais (Absent)	TBD
Gloucester Terrace	George Hanna	Jim Elliott
Kingston Lakes	Joe Flesch	David Straub
Margate Tower	Harvin Bullock	TBD (Absent)
Market Place	James Robinette (Absent)	Lorene Paragallo (Absent)
North Hampton	Jim Gryck	TBD (Absent)
Richmond Park	Chris Bramlett	Joe Misiak (Absent)
St. James Park	Mike Krause	Joan Fischer
South Hampton	Don Matheson	TBD
West Hyde Park	Ron Bicicchi	Roy Sizemore
Windermere by the Sea	Bill Kolibash (Absent)	William Elmore (Absent)

Managing Agent: Representing LITUS* To Let were Douglas A Millar, Pauline Carrig, and Sarah Kjosa.

- 1. Call to Order – Mr. Love (Board Vice President)**
- 2. Approval of KPMA Board of Directors Meeting Minutes**

The October 20, 2021 meeting were distributed to the membership present. Upon a motion and a second, the meeting minutes were unanimously approved as presented.

3. Committee Reports

A. Audit Committee

- a. Statement for the Year Ending December 31, 2020
- b. Statement for the Period Ending January 31, 2021
- c. Accounts Receivable

Ms. Carrig reviewed all of the above financial reports and responded to any questions. The KPMA CPA auditor was not present, the 2020 annual audit reports will be available at our May 2021 meeting.

B. Architectural Standards Committee

1. Sub-Association Requests

a. Cumberland Terrace to Build a Storage Room at Pool Building

The Cumberland Terrace POA proposed building a new storage room on the open face to the pool building. The plans were approved subject to and based on obtaining the necessary Horry County permits and inspections.

b. Market Place to Replace a Landscape Bed with a Patio

The request was to concrete in the current landscape bed just outside the KPMA office. This will be decorated with plants and plantings. Request approved.

C. Security Committee

1. Mr. Fleming reviewed the Security Statistics, as well as the Incident Report Summary.
2. 2021 bike week dates: May 7 – 16th Harley riders, and May 26th - 31st for Atlantic Beach Festival. Mr. Fleming reviewed the current plans for the two bike rallies.

4. Unfinished Business

A. Spectrum Cable Contract

1. Spectrum Contract Announcement – Several owners received a letter from Spectrum outlining new cable TV prices. The letter sent out in error and contained incorrect information.
2. New Spectrum Contract:
 - i. No Rate Increase.
 - ii. Term 10 years with no price increase

- iii. Increased channel Lineup
- iv. Payment paid to the KPMA membership was increased to \$311,400.00.

3. Upon a recommendation from the Audit Committee, a motion and second was heard , the KPMA Board unanimously voted to deposit the \$311,400.00 into an interest-bearing account, until such time as the KPMA Board could determine the best use of that money could be determined.

5. New Business

A. Subcommittee Guidelines

1. Formation of “subcommittees.”

Mr. Bramlett suggested the terminology of “ad-hoc” which is commonly used for subcommittees that are temporary in nature, and only serve one topic. Upon a motion and second the Board unanimously approved the creation of ad-hoc committees.

2. Security ad-hoc committee

To investigate solutions for the continued overcrowding of golf carts in parking lots, and near the ocean.

3. ASC Ad-Hoc committee

To develop a complete listing of KPMA CC&Rs specific Architectural Guidelines that could be used to better identify areas of non-conformance and homeowners’ understanding of what is required so as to maintain our Resort.

6. Manager’s Report

a. Richmond Park Lake Pole Bridge

Mr. Millar described critical failures of several main structural members creating the need to replace the bridge. Replacement plans for the construction of the replacement bridge are estimated to be within six weeks. Monies for the bridge is in our Reserve Study.

b. Gloucester Terrace –

Mr. Millar reported on the Point replacement fence, along Plantation Lake Drive, in accordance with the KPMA Reserve Study. Discussion was heard as to the type of replacement fence would be desired by the Gloucester Terrace Board. Project will be delayed for further discussions.

c. RFP – Five Year Security Company Contract

Mr. Millar announced that KPMA would be putting the 2022-2027 Security Contract out for bids. Anyone knowing a qualified security company is urged to contact Doug.

d. Damage to Gates

Mr. Millar reported a series of vehicular impacts to the various automatic gates. When an accident occurs, the camera system is polled, and the tape is used to contact the damaging party and their insurance for repair payments.

Mr. Millar reenforced that need for drivers not to use the back gate to exit the Resort. All vehicles needing to exit the Resort via the front gates.

7. Adjournment

Douglas A. Millar

Recording Sect.