

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SATURDAY, MAY 15, 2021

PALISADES AB - BRIGHTON

MEETING MINUTES

Commencing at 10:00 AM

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

Delegates and Alternates:

Brighton Tower	Gail Coffey	Mike Kelly
Canterbury Court	Gary Smetzer	Michael Tucker
Canterbury Court III	Jane Fellows	Mary Ann Tucker
Cumberland Terrace	Seth Smith	Jeffrey Johnson
Declarant / Developer	Bob Barenberg	TBD
Declarant / Developer	Simon Mais	TBD
Gloucester Terrace	George Hanna	Jim Elliott
Kingston Lakes	Joe Flesch	David Straub
Margate Tower	Harvin Bullock	Michael Roberts
Market Place	James Robinette	Lorene Paragallo
North Hampton	Jim Gryck	Patrick Weaver
Richmond Park	Chris Bramlett	Joe Misiak
St. James Park	Mike Krause	David Neal
South Hampton	Hank Cigolle	Robert Jones
West Hyde Park	Ron Bicchichi	Vickie Davis
Windermere by the Sea	Bill Kolibash	William Elmore

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

1. **Call to Order**
2. **Approval of KPMA Board of Directors Meeting Minutes**
The February 20, 2021, meeting minutes were reviewed by the Board.

Upon a duly made motion, and second, the meeting minutes were unanimously approved.

3. **Audit Committee Report**

A. Financials

a. Statement for the Period Ending March 31, 2021

Ms. Carrig presented the KPMA financials for the period ending March 31, 2021. She reviewed both the Operating and Reserve statements

b. Accounts Receivable

Ms. Carrig reported no delinquency.

B. Door Fee Collected and Deposited

Ms. Carrig reported that the KPMA Spectrum Door Fees (\$311,410.) have been deposited into a new and separate money market account (\$11,410.52) and a three-month CD (\$300,000.) on behalf of all the Sub-Associations. These monies are FDIC protected.

C. Fines - Violations

Mr. Love explained the history regarding KPMA's "Fine Policy" and the need to modify it into a Rule and Regulation regarding "fines." A copy of the proposed Fine Policy was distributed. Questions and discussion was heard.

Upon a duly made motion and second, the Board of Directors voted unanimously to approve the document as presented.

4. **Architectural Standards Committee Report**

A. Cumberland Terrace Trash Containers

Mrs. Fellows reported that the Architectural Standards Committee had approved the request to repair/replace all of their trash enclosures. All will be exactly alike both in color and configurations.

B. Gloucester Point Fence Update

Mrs. Fellows reviewed the pending request to repair, and not replace, the current wooden fence along the road in front of Gloucester Point. This item is tabled for future action, so as to allow the POA to render written estimates and comments.

5. **Security Committee Report**

A. Statistics Report

Mr. Dennis Fleming presented the latest incident reports. Delegates were supplied with a one sheet form reminding folks they are not permitted to use the Back Gate. The road is closed to all non-emergency vehicles. Delegates were requested to forward Back Gate copies to all owners.

B. Incident Report Summary

Mr. Fleming reviewed the incident reports

C. Harley Davidson and Labor Day Security and Motorcycle / Trailer Parking

Mr. Millar discussed the latest update as to the plans and procedures that will be implemented during each of these events.

6. **Old Business**

A. Pole Bridge Replacement Complete

Mr. Millar announced that the Richmond Park Pole Bridge has been replaced. Brightly painted metal Bollards were installed on each side, so as to eliminate the ability of golf carts being driven over the bridge.

B. Security Services Contract RFP 2022-2026

Mr. Millar stated that the Security Committee had sent out a Request For Proposal to six security companies. Each were asked to bid on the 2022-2026 KPMA security contract.

C. Ad-Hoc Committees updates

a. The ASC Adhoc committee has been working on listing all architectural items from the KPMA CC&Rs in a single and easier to read document.

b. The Golf Cart Adhoc committee is working on meetings and reviewing the parking and violations of the now over 200 carts on the Plantation.

7. **New Business**

A. Ad -Hoc Internet Committee

Mr. Love reviewed the various concerns regarding the slow internet availability on the Plantation. Committee will be made up of KPMA members and Kingston Communications to investigate other options.

Upon a duly made motion, and second, the Board approved an Adhoc Internet Committee.

B. KPMA Officers and Committee Membership

Mr. Barenberg reviewed and approved each of the candidates for KPMA officers, and volunteers for all of the Standing and Adhoc committees.

8. **Adjournment**

Respectfully Submitted

Douglas Millar, Recording Sect.