

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

**SATURDAY, MAY 21, 2022
PALLADIUM A - BRIGHTON**

MEETING MINUTES

KPMA Officers: President, Sherry L. Love
Vice President, Fred Y. Fellows
Secretary/Treasurer, John D. Taylor

Delegates and Alternates:

Brighton Tower	Gail Coffey	Mike Kelly
Canterbury Court	TJ Hackett	Shannon Wiedner
Canterbury Court III	Jane Fellows (Absent)	Mary Ann Tucker
Cumberland Terrace	Seth Smith	Adele Upchurch
Declarant / Developer	Bob Barenberg	Randy DeVaux (Absent)
Declarant / Developer	Simon Mais	Jen Collins (Absent)
Gloucester Terrace	George Hanna (Absent)	Joe Misiak
Kingston Lakes	Joe Flesch	David Straub
Margate Tower	Michael Roberts	Richard Vickers
Market Place	James Robinette	Lorene Paragallo (Absent)
North Hampton	Jim Gryck	Patrick Weaver
Richmond Park	Wayne McAlarney (Absent)	Carol Kozlowski (Absent)
St. James Park	Mike Krause	David Neal (Absent)
South Hampton	Hank Cigolle	Robert Jones
West Hyde Park	Ron Bicicchi	Vickie Davis
Windermere by the Sea	Bill Kolibash (Absent)	William Elmore

Managing Agent: LITUS*: Doug Millar, Pauline Carrig, and Helen Comeau.

1. Call to Order

Sherry Love called the meeting to order at 9:30 AM in the Palladium A room in the Brighton.

2. Opening Comments

Mr. Love introduced himself to the Board of Directors as the new President and thanked outgoing President White Watkins for his service.

3. Approval of KPMA Board of Directors Meeting Minutes

The February 19, 2022 meeting minutes were reviewed by the Board.

Upon a duly made motion, and second, the meeting minutes were unanimously approved without changes.

4. **Committee Reports**

A. **Architectural Standards Committee**

a. Sub-Association Requests – Items Approved

Doug Millar reported on approved application requests.

1. Gloucester Terrace POA – Deck Repairs/Renovations Approved

B. **Security Committee**

a. Security Statistics

Mr. Millar presented the latest incident reports. Mr. Love reported that many homeowners did not know the phone number for the security guardhouse. Mr. Love provided the phone number for the Security Guardhouse to the Board members to share this information with their homeowners.

b. Motorcycle Rally Update

Mr. Millar stated that unoccupied State Highway Patrol cars have been strategically placed around the entrance of Kingston Plantation. Extra Security personnel will be on site to assist with all the motorcycles. So far, there have been no major issues as a result of the bike week.

C. **Audit Committee**

a. Statement for the Period Ending April 30, 2022

Ms. Pauline Carrig reported on the financial position for the periods ending April 30, 2022. She reviewed the operating balance sheets and the operating income statements, as well as the detailed Variance Reports as attached herein to the Committee.

Ms. Carrig reported that there was over \$~2.4 million in reserve cash and CDs on the balance sheet and that the current year net income was \$~103,272.64 of which 62.4K is from the revenue of decal sales.

b. Accounts Receivable

Ms. Carrig reported that all Sub-Association dues were current.

c. Insurance – Cost to Replace Values Update

Ms. Carrig spoke about the upcoming insurance renewals and how costs would be increasing to keep up with rising replacement costs.

5. New Officers and Committee Members

Mr. Barenberg reviewed the Board officers and committee Chairs and approved them as follows.

Executive Committee	Sherry L. Love Fred Y. Fellows John Taylor Bob Barenberg Simon Mais Joe Flesch	President Vice President Secretary/Treasurer Declarant/Developer Declarant/Developer Declarant/Developer
Architectural Standards	Jane Fellows	Chairperson
Security	David Beatty	Chairperson
Budget and Audit Committee	John Taylor	Chairperson

Delegates and Alternates:

Brighton Tower	Gail Coffey	Mike Kelly
Canterbury Court	TJ Hackett	Shannon Wiedner
Canterbury Court III	Jane Fellows	Mary Ann Tucker
Cumberland Terrace	Seth Smith	Adele Upchurch
Declarant / Developer	Bob Barenberg	Randy DeVaux
Declarant / Developer	Simon Mais	Jen Collins
Gloucester Terrace	George Hanna	Joe Misiak
Kingston Lakes	Joe Flesch	David Straub
Margate Tower	Michael Roberts	Richard Vickers
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South Hampton	Hank Cigolle	Robert Jones
West Hyde Park	Ron Bicchichi	Vickie Davis
Windermere by the Sea	Bill Kolibash	William Elmore

Upon a duly made motion, and seconded, the Board approved the Board Officers and Committee Chairs as listed above, unanimously.

6. Chairman Emeritus

White G. Watkins announced his resignation as President after twelve Presidential terms of the KPMA Executive Committee. The Board recognized Mr. Watkins service with a position of Chairman Emeritus. The Board also presented Mr. Watkins with a plaque commemorating his years of service.

Upon a duly made motion, and seconded, the Board approved the appointment of White G. Watkins to Chairman Emeritus, unanimously.

7. **Unfinished / New Business**

a. Starwood Contract Extension

Mr. Love explained the Starwood contract extension to the committee. Starwood's landscaping contract has a 3% increase and is an eight year Contract.

Upon a duly made motion, and seconded, the Board approved the Starwood contract extension as listed above, unanimously.

b. Ad-hoc Internet Committee Report

Mr. Millar and Mr. Love reported that after numerous meetings with Spectrum that they are offering a contract for bulk internet services for the owners in Kingston Plantation. The contract would bring a significant cost savings to the owners.

Upon a duly made motion, and seconded, the Board approved the Spectrum Internet contract as listed above, unanimously.

c. Lighting Ad-hoc Committee

The purpose of the committee will be the replacement of leased lights from Santee Cooper. Only so many of the lights are covered in the submitted price and the committee will be tasked with overseeing which of the lights should be replaced. John Taylor will be the Chairman of the committee.

8. **Manager's Report**

a. Bulkhead Project Update.

The severely failed bulkheads are currently in the process of being replaced. The first section should be completed this week and the remainder completed by the end of June.

b. 2022-2023 Reserve Study Update

Mr. Millar reported that KPMA has a reserve study completed every three (3) years. He shared that the reserve study engineer has been onsite to analyze what had been done previously and would include new items for the future.

c. Illegal "Party lighting" Removal Requirement-Enforcement

Mr. Millar reminded the Board members that it is their responsibility to enforce the removal of unapproved party lighting in their regime.

d. Golf Cart Registration Reminder

Mr. Millar reminded the Board that golf cart decals are available for purchase. There have been 210 golf cart decals sold to date.

- e. Golf Cart Not Allowed to be included in unit Rentals – Enforcement

Mr. Millar reminded the Board of Directors that it is against the rules to rent a golf cart along with a rental unit. Those homeowners in violation will have their golf cart decal revoked.

- f. Recycling Center Now Open-Hours

The recycling center located off of Kings Road (behind the fire station) has reopened. The hours of operation are:

7:00 AM to 7:00 PM Wednesday through Saturday
1:00 PM to 7:00 PM Sundays

8. Adjournment

Upon a motion made, seconded and approved, the meeting was adjourned at 11:05AM

Sherry L. Love, President

Helen Comeau, Recording Secretary