

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

**SATURDAY, MAY 20, 2023
PALLADIUM C - BRIGHTON**

MEETING MINUTES

KPMA Officers: President, Sherry Love
Vice President, Fred Fellows
Treasurer, John Taylor
Secretary, Seth Smith

Delegates and Alternates:

Sub-Association	Delegate	Alternate
Brighton Tower	Gail Coffey	Mike Kelly
Canterbury Court	TJ Hackett	Gary Strunga
Canterbury Court III	Jane Fellows	Larry Tucker
Cumberland Terr	Seth Smith	Adele Upchurch
Declarant/Developer	Bob Barenberg	Randy Devaux
Declarant/Developer	Simon Mais	Nicholas Farina
Gloucester Terrace	George Hanna	Joe Misiak
Kingston Lakes	Joe Flesch	David Straub
Margate Tower	Michael Roberts	Richard Vickers
Market Place	James Robinette	Lorene Paragallo
North Hampton	Jim Gryck	Patrick Weaver
Richmond Park	Wayne McAlarney	Carol Kozlowski
St James Park	Mike Krause	David Neal
South Hampton	Tom Leonti	Chuck Campagna
West Hyde Park	Ron Bicchichi	Vicky Davis
Windermere by the Sea	Bill Kolibash	TBD

Managing Agent: LITUS*: Doug Millar, Elaine Campbell, Helen Comeau and Sara Kjosa

1. Call to Order

President, Sherry Love called the meeting to order at 9:47 AM in the Palladium C room in the Brighton.

2. Opening Comments

President Love welcomed Board members.

3. Approval of KPMA Board of Directors Meeting Minutes

The February 18, 2023 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. Mrs. Jane Fellows discussed various landscaping updates
- b. Sub-Association Requests – Items Approved

Mrs. Fellows reported on approved application requests.

- Richmond Park Roof Leak and Chimney Repair
- Margate Pet Station
- Margate Pool Fence Replacement

B. Security Committee

- a. Mr. David Beatty presented a summary of the latest Security Statistics.
- b. Mr. Beatty stated that the number of critical doors being left open has dropped significantly. Mr. Beatty stated that he has been in talks with ASG regarding a new hub that would help specifically identify any open doors that are reported by security.
- c. South Hampton continues to have issues with a faulty fire alarm.
- d. The 2023 motorcycle rallies are currently taking place. Trailer parking is \$100. per trailer and \$25. for each bike. The Horry County Sheriff's Department would again provide additional security during the upcoming Atlantic Beach Bike fest.
- e. Mr. Beatty discussed the new signs that have been placed at the entrance of the plantation to help direct traffic at the request of Tammy Ryan.

C. Audit Committee

- a. Finance Report as of April 30, 2023

Mr. Taylor and Ms. Elaine Campbell reported on the financial position for the periods ending April 30, 2023. They reviewed the operating balance sheet and the operating income statement, as well as the detailed Variance Report as attached herein to the Committee.

- b. Accounts Receivable

Mr. Taylor reported that all Sub-Association dues were current.

D. Manager's Report

a. Mr. Millar updated the Capital Reserve Projects

- Storm water pumps are completed and it has significantly decreased the flooding at the four way intersection.
- A new sidewalk between Embassy and South Hampton is in progress
- Additional parking spaces for golf carts are in progress.
- The boardwalk replacement project is in progress.
- Street and crosswalk refreshing is in progress.

b. Mr. Millar discussed that the sand fencing is still pending approval from the OCRM.

5. **Election of KPMA Officers and Committee Members**

Mr. Barenberg announced and approved the balloting results for Delegates and Alternates.

6. **Unfinished / New Business**

There being no further unfinished or new business, the meeting moved forward to the next item on the agenda.

7. **Adjournment**

Upon a motion made, seconded and approved, the meeting was adjourned at 10:27 AM

Sherry Love, President

Helen Comeau, Recording Secretary