

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

**SATURDAY, AUGUST 19, 2023
PALLADIUM A - 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	Mike Kelly	Dorothy Binder
Canterbury Court	TJ Hackett	Gary Strunga
Canterbury Court III	Jane Fellows	Larry Tucker
Cumberland Terr	Seth Smith	Jim Zumstein
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	Stephen Fligel

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

1. Call to Order

President, Sherry Love called the meeting to order at 9:00 AM in the Palladium A room in the Brighton.

2. Opening Comments

President Love welcomed Board members.

3. Election of New Delegates and Alternates

Mr. Love presented Dorothy Binder from Brighton Tower and Jim Zumstein from Cumberland Terrace as new members for the Board of Directors. Mr. Barenberg approved the new Delegates and Alternates.

Upon a duly made motion, and second, the new members, Dorothy Binder and Jim Zumstein were unanimously approved.

4. Approval of KPMA Board of Directors Meeting Minutes

The May 20, 2023 meeting minutes were reviewed by the Board.

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

5. Committee Reports

A. Audit Committee

a. Finance Report as of July 31, 2023

Mr. Taylor and Ms. Elaine Campbell reported on the financial position for the periods ending July 31, 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.

B. Architectural Standards Committee

a. Sub-Association Requests – Items Approved

Mrs. Jane Fellows reported on approved application requests.

- Canterbury Court III – Step Replacement
- South Hampton – HVAC and Re-Roofing Project with Crane

C. Security Committee

a. Mr. David Beatty presented a summary of the latest Security Statistics

b. Mr. Beatty discussed the upcoming October 2-8, 2023 motorcycle rally. The same traffic patterns that were used for the spring rally will be in effect.

c. Mr. Beatty explained to the board that KPMA does not provide security to the Black Drum. The Black Drum provides their own security that patrols that area. ASG security controls the entry by issuing special hang tags to any Black Drum patrons.

- d. ASG will soon become GDI
- e. Mr. Beatty emphasized that owners should not interfere with any security issues happening on property and to leave that to the professionals.
- f. Mr. Love reiterated that for any disturbances on property, owners should call Security at 843-497-3200.

6. **President's Report**

- a. Mr. Love discussed the importance of critical doors such as fire, electrical, chemical and roof doors being safely secured at all times. Each of these doors are required to have automatic closers and locks.
- b. Mr. Love explained a Fire Watch. A Fire Watch happens when fire systems are having issues and a person(s) will have to walk thru all floors to make sure that there are no fires. After Labor Day, KPMA will look into formalizing procedures.
- c. Tammy Ryan will head a Lighting Study Ad hoc committee and will report to the Security Committee.

7. **Manager's Report**

- a. Mr. Millar updated the Capital Reserve Projects
 - A new sidewalk between Embassy and South Hampton has been completed.
 - 93 parking spaces for golf carts have been installed.
 - Road Striping, crosswalk and signage refreshing is in progress.
 - The Laurel Court meeting room is under a fire watch. ASG checks the room hourly because it is a KPMA meeting room.
 - Kingston Dune Rebuilding

A member asked for an update on the beach sand dune repairs. Mr. Millar gave an update. Mr. Leonti asked Mr. Millar when the sand fence that we have in possession will be installed. Mr. Millar stated we do not have a specific date and it is not yet scheduled. Mr. Leonti raised concerns about the breached dunes not being repaired or sand fencing installed as of yet and we are now into this year's storm season. Mr. Leonti expressed his concern and Mr. Barenberg agreed and expressed his concerns as well as the hotel properties were also compromised by the storm surges. Mr. Leonti asked about rebuilding the dunes with new sand as was indicated to us over 6 months ago would be done. Mr. Barenberg stated the dunes will not be rebuilt by adding sand as previously discussed. He stated the dunes will have to be rebuilt organically and installing the sand fence will help the organic rebuilding process. Mr. Barenberg said we cannot install the sand fence now as we are in storm season, but will work to get it installed as soon as we can.

6. **Unfinished / New Business**

Seth Smith gave an update regarding the EV Ad-hoc Committee. The committee members are looking into the interest of EV charging stations. Mr. Smith recommended that the Board members go back to their owners to see if they are interested in have charging stations in their parking lots. The deadline for a response is October 1, 2023.

7. **Adjournment**

Upon a motion made, seconded and approved, the meeting was adjourned at 10:35 AM

Sherry Love, President

Helen Comeau, Recording Secretary