

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

**SATURDAY, OCTOBER 21, 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. Approval of KPMA Board of Directors Meeting Minutes

The August 19, 2023 meeting minutes were reviewed by the Board. Tom Leonti proposed an addition to cover the discussion of dune refurbishment, including the replacement of sand fencing.

Upon a duly made motion, and second, the draft of the meeting minutes were unanimously approved with the proposed addition.

4. Committee Reports

A. Audit Committee

a. Finance Report as of September 30, 2023

Mr. Taylor and Ms. Elaine Campbell reported on the financial position for the periods ending September 30, 2023. Ms. Campbell reviewed the operating balance sheet, the operating income statement, the reserve balance sheet, and the reserve income statement, as attached herein.

President Love stated that the positive net operating income as of September 30 would be significantly reduced by year end and could be negative by year end.

B. Architectural Standards Committee

a. Mrs. Jane Fellows stated that extensive landscaping foliage cutbacks were taking place.

b. Sub-Association Requests – Items Approved

Mrs. Fellows reported on approved application requests.

- Gloucester Terrace – Re-roofing
- South Hampton – HVAC and Re-Roofing Project with Crane – Estimated November 13

c. Mrs. Fellows stated that decorating Kingston Plantation for Christmas would take place on November 13, 14 & 15. She requested that Board representatives communicate those dates to their owners, along with a request for volunteers. Volunteers will meet at Laural Court at 9 am each of those mornings.

C. Security Committee

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

b. Mr. Beatty emphasized that if owners see something that doesn't look right, they should say something by calling security. He further stated that owners should not interfere with security officers and that security officers should be

treated with respect for everything they do. ASG is not able to make arrests but security will call the police when necessary.

- c. Mr. Beatty stated that a homeowner is feeding the foxes. No one should feed wildlife on the plantation. The homeowner will be advised to refrain from feeding the foxes.
- d. Lighting issues should be reported to Mrs. Tammy Ryan. Ms. Ryan heads the Lighting Ad-hoc Committee.
- e. Mr. Beatty stated that electric bikes are not allowed on property. Mr. Leonti questioned that practice. The board discussed the different types of electric bikes and the need to define the different types. The Security Committee was tasked with defining the different types of electric bikes and to recommend changes in Rules and Regulations, if necessary.
- f. A concern was raised about the space on both sides of the back gate. Mr. Bob Barenberg said that extensions for both sides had been requested but he would follow-up on the status. Mr. Beatty stated that security constantly monitors the back gate.
- g. ASG's name will soon become GDI. Security operations will not be affected.
- h. President Love reiterated that the phone number for security at the front gate is 843-497-3200 and that the number should be shared with all owners.

D. Executive Committee

- a. Mr. Love discussed proposed landscape enhancements. He and Mr. Millar have met with Starwood who is now developing a proposal focused principally on landscaping along roadways, road medians and entrance ways throughout the plantation. The proposed enhancements may cost approximately \$400,000. Funding for the enhancements would come from the payments to KPMA, approximately \$600,000, by Spectrum for signing the cable and internet contracts. Mr. Leonti asked if landscaping was included in the Reserve Study. President Love said he wasn't sure but he would look into it.
- b. Mr. Seth Smith gave a brief update regarding the EV Ad-hoc Committee. The committee continues to look at all options regarding the installation, maintenance and liability associated with EV charging stations. Mr. Barenberg stated that the hotel and developer are looking into adding several charging stations on its property, if it can secure various grants and rebates. At the August Board meeting, Mr. Smith had asked that Board Delegates go back to their association boards and owners to determine if they would be interested in having an EV charging station in their parking lot. To date, only Margate and West Hide have responded, both of which were interested. Seth would like to hear back from all regimes.

5. Proposed 2024 Budget

- a. Mr. Taylor reviewed the proposed 2024 operating budget. Over 80% of the 3% proposed increase comes from four accounts: reserve funding, insurance, trash collection, and cable taxes and fees.

Upon a duly made motion, and second, the KPMA Board of Directors approved the proposed 2024 operating budget.

b. 2024 KPMA Reserve Projects

Mr. Taylor reviewed the proposed Reserve projects for 2024. Also, Mr. Taylor and Mr. Millar described a 2023/2024 non-reserve project (a club pool sanitary waste line) that needs Board approval.

Upon a duly made motion, and second, the KPMA Board of Directors approved the proposed 2024 Reserve Projects and the 2023/2024 sanitation line replacement project.

6. Manager's Report

- a. Mr. Doug Millar stated that the replacement of the Laurel Court meeting room Fire System is in Progress.
- b. Mr. Millar reminded the Board of the ASC applications process. The ASC Committee must approve all properly project applications before work can begin. A copy of the ASC application form and requirements was included in the board meeting packets.
- c. The 2024 Board and Committee meeting schedule was included in the board meeting packets.

7. Unfinished / New Business

None.

8. Adjournment

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

Sherry Love, President

Helen Comeau, Recording Secretary