

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

**SATURDAY, MAY 18, 2024
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	Gary Strunga	Shannon Weidner
Canterbury Court III	Jane Fellows	Larry Tucker
Cumberland Terr	Jim Zumstein	Regina Jones
Declarant/Developer	Tim Arnold	Randy DeVaux
Declarant/Developer	Gavin Philipp	Nicholas Farina
Gloucester Terrace	George Hanna	Joe Misiak
Kingston Lakes	Joe Flesch	David Straub
Margate Tower	Richard Vickers	Rex Lamb
Market Place	Michael LaVigna	James Robinette
North Hampton	Jim Gryck	Patrick Weaver
Richmond Park	Wayne McAlarney	Carol Kozlowski
St James Park	Mike Krause	Rich Conrady
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 9:37 AM in the Palladium A room in the Brighton.

2. Opening Comments

President Love welcomed Board members. In addition, he welcomed Tim Arnold of EOS Hospitality (the Kingston Plantation Declarant / Developer).

3. Approval of KPMA Board of Directors Meeting Minutes

The February 17, 2024 meeting minutes were reviewed by the Board.

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

4. Committee Reports

A. Audit Committee

a. Finance Report as of April 30, 2024

Ms. Elaine Campbell reported on the financial position for the periods ending April 30, 2024. Ms. Campbell reviewed the operating balance sheets, the operating income statements, the reserve balance sheets, and the reserve income statements, as attached herein.

B. Architectural Standards Committee

a. Mrs. Jane Fellows stated that one application request had been approved.

Sub-Association Requests – Items Approved

- Windermere by the Sea Emergency Replacement – Building Stair Structure

C. Security Committee

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

b. Mr. Beatty discussed recent security issues including dogs specializing in bed bug detection. If a regime intends on using these dogs to please update Security at the main gate so that they are aware of the dogs being on property.

c. Lightning detectors are used on site and if the lightning alarm is sounded any people in the pools are notified and it is recommended to evacuate. In the event they do not evacuate, a photo will be taken of the people to keep on file in the event of a lightning strike incident.

d. Mr. Beatty reiterated that extension cords are not allowed to be used for charging electric vehicles. There has been a recent uptick in owners using outlets located in the high rise parking garages.

e. Mr. Beatty introduced Mrs. Tammy Ryan from the Lighting Ad-hoc Committee to present an update on the lighting project.

Santee Cooper is running a little behind on updating the lighting on Plantation Lake Drive. After Plantation Lake Drive is completed, work will begin on Queensway Blvd and then move further into the plantation.

5. President’s Report

- a. President Love gave an update on landscaping enhancements. Starwood Landscaping, working with the Landscaping Architect used by KPMA, is developing a plan that will be presented at the August Board meeting.
- b. President Love stated that the Management contract is being updated.
- c. President Love presented and reviewed Rules and Regulations regarding Vendors and Vendor Access and asked for a motion to approve.

Upon a duly made motion, and second, the draft of the Vendors and Vendor Access Rules and Regulations were unanimously approved.

- d. President Love presented Rules and Regulations regarding Prohibited Activities that will include electric bikes.

Upon a duly made motion, and second, the draft of the Prohibited Activities Rules and Regulations were unanimously approved.

- d. President Love presented a document explaining the back gate on the south side of Kingston Plantation that is only to be used by large commercial vehicles and emergency vehicles to enter and exit the property.

6. Manager’s Report

- a. Mr. Millar stated that while waiting for almost six months to receive the permit that the sand fencing has been installed and completed.
- b. Mr. Millar stated that work on the replacement of the sewage line from the beach pool to the top of the hill has been completed under budget.

7. New Delegates and Alternates

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

Executive Committee	Sherry L. Love	President
	Fred Y. Fellows	Vice President
	John Taylor	Treasurer
	Seth Smith	Secretary
	Tim Arnold	Declarant/Developer
	Joe Flesch	Declarant/Developer
	Gavin Philipp	Declarant/Developer

Architectural Standards	Jane Fellows	Chairperson
Security	David Beatty	Chairperson
Budget and Audit Committee	John Taylor	Chairperson

Delegates and Alternates:

Sub-Association	Delegate	Alternate
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Windermere by the Sea	Bill Kolibash	Stephen Fligel

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

8. Unfinished / New Business

Board and Committee members were asked to submit an updated contact information sheet.

11. Adjournment

President Love adjourned the meeting at 11:00 a.m.

Sherry Love, President

Helen Comeau, Recording Secretary