

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

**SATURDAY, AUGUST 17, 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 (Absent)
Canterbury Court III	Jane Fellows	Larry Tucker (Absent)
Cumberland Terr	Jim Zumstein	Regina Jones (Absent)
Declarant/Developer	Tim Arnold	Randy DeVaux
Declarant/Developer	Gavin Philipp	Nicholas Farina (Absent)
Gloucester Terrace	George Hanna	Joe Misiak
Kingston Lakes	Joe Flesch	David Straub (Absent)
Margate Tower	Richard Vickers (Absent)	Rex Lamb (Absent)
Market Place	Michael LaVigna	James Robinette (Absent)
North Hampton	Patrick Weaver (Absent)	Don Wagner (Absent)
Richmond Park	Wayne McAlarney (Absent)	TBD
St James Park	Mike Krause	Rich Conrady (Absent)
South Hampton	Tom Leonti	Chuck Campagna (Absent)
West Hyde Park	Ron Bicchichi (Absent)	Vicky Davis (Absent)
Windermere by the Sea	Bill Kolibash(Absent)	Stephen Fligel (Absent)

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

1. Call to Order

KPMA President Sherry Love called the meeting to order at 9:00 AM

2. Opening Comments

President Love welcomed Board members. He recognized and welcomed Mr. Gavin Philipp, VP Operations of EOS. As a reminder, Mr. Love stated that he received a question on whether electric grills are allowed. All grills, including electric grills, are not allowed on property as stated in the CC&Rs and as listed on the Prohibited Items list.

3. Approval of Delegates/Committee Members

Mr. Love informed the Board of Directors that Jim Gryck, Delegate for North Hampton, had recently passed away. Mr. Love presented Patrick Weaver as the new Delegate and Don Wagner as the new Alternate, to represent North Hampton. Peter Darlington of North Hampton was presented as a new member for the Security Committee.

Upon a duly made motion, and second, the new members, Patrick Weaver, Don Wagner and Peter Darlington were unanimously approved.

4. Approval of KPMA Board of Directors Meeting Minutes

A draft of the May 18, 2024 meeting minutes were reviewed by the Board.

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

5. Committee Reports

A. Audit Committee

a. Finance Report as of July 31, 2024

Ms. Elaine Campbell reported on the financial position for the periods ending July 31, 2024. Ms. Campbell reviewed the operating balance sheet, the operating income statement, the reserve balance sheet, and the reserve income statement, as attached herein.

B. Architectural Standards Committee

a. Mrs. Jane Fellows stated that two application requests had been approved.

Sub-Association Requests – Items Approved

- West Hyde Park – Entrance door Windows
- Gloucester Terr – Wood rot areas

C. Security Committee

- a. Mr. David Beatty presented a summary of the latest Security Statistics and issues.
- b. Mr. Beatty discussed recent security issues, some of which included vehicles parking on the grass, scooters and skateboards on property, and extension

cords used for the charging of electric vehicles. Owners are reminder not to piggy back the car in front when going thru the entrance gate.

- c. Mr. Beatty introduced Mrs. Tammy Ryan from the Lighting Ad-hoc Committee to present an update on the Lighting Project.

As of June 1st Santee Cooper completed installing and updating the lighting on Plantation Lake Drive. Landscaping issues around the lighting is being addressed and corrected. Work by Santee Cooper on Queensway Blvd has started. Maintenance is addressing other areas on the plantation.

Mr. Love reminded the Board that the cost of the Lighting Project is in the Reserve Funds.

6. President's Report

- A. President Love stated that Starwood is continuing to work on a landscape proposal.

7. Manager's Report

- A. Mr. Millar stated that Tropical Storm Debby did not leave any damage. He reminded everyone that Kingston Plantation is in Zone A and to always follow any evacuation orders for that zone.

Hurricane e-blasts to the owners and managing agents are normally sent out during a hurricane. E-blasts and conference calls were not sent out during Tropical Storm Debby since Horry County Emergency Management Department did not send out announcements.

Mr. Love reminded Board members to update their owners during such emergencies.

- B. Mr. Millar stated that Spectrum will be updating their equipment in all the units on the plantation sometime in the winter of 2024 / 2025. Installations will be monitored by staff members or off duty firemen. More information will be forthcoming.
- C. Mr. Millar asked Board members to tell their owners not to park their golf carts and cars in garages where they do not live.

8. Unfinished / New Business

- A. Board members were asked to review a proposed Board of Directors Resolution. Questions were asked along with a request to table the Resolution until the October meeting.

Upon a duly made motion, and second, the proposed Board of Directors Resolution was tabled until the October meeting.

B. Mr. Love reviewed key provisions of the New KPMA Management Contract, the provisions requested by the Board in the February meeting:

- A 3 Year Term with 2 One Year Extension Options vs. a 5 Year Term.
- Management Fee Increases of 3% or less annually. The Fee Increases are 1.5%, 1% and 2% for 2025-2027.
- Doug Millar as Association Manager.
- No Reason Termination Notices of 120 Days vs. 60 Days.
- Dispute Settlement by Arbitration.

After some discussion, Mr. Love asked for a motion to approve the New Contract.

Upon a duly made motion, and second, the Board approved the new Management Contract and authorized the KPMA President to sign the Contract.

9. **Adjournment**

President Love adjourned the meeting at 10:20 AM

Sherry Love, President

Helen Comeau, Recording Secretary