KINGSTON PLANTATION MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
Palladium "A" Conference Room
Meeting Minutes
Saturday, August 15, 2026

KPMA Officers: President, Sherry Love
Vice President, Mike Krause
Treasurer, John Taylor
Secretary, Tammy Ryan

Sub-Association	Delegate	Alternate
Brighton Tower	Mike Kelly	Dorothy Binder
Canterbury Court	Gary Strunga	Deb Stanforth
Canterbury Court III	Jane Fellows (Absent)	Larry Tucker (Absent)
Cumberland Terrace	Jim Zumstein	Linda Smith (Absent)
Declarant/Developer	Jan McCormick	Randy DeVaux
Declarant/Developer	Joe Flesch	Abe Liao (Absent)
Gloucester Terrace	George Hanna (Absent)	Steve Fligel
Kingston Lakes	Randy DeVaux	David Straub (Absent)
Margate Tower	Lorrie Heiken	Gary Carney
Market Place	Michael LaVigna	James Robinette (Absent)
North Hampton	Patrick Weaver (Absent)	Don Wagner (Absent)
Richmond Park	Todd Timmons (Absent)	Mark Carson (Absent)
South Hampton	Tom Leonti	Gerald Baron (Absent)
St. James Park	Mike Krause	Rich Conrady (Absent)
West Hyde Park	Ron Bicicchi	Robert Fenton (Absent)
Windemere by the Sea	William Kolibash	

Managing Agent, LITUS To Let: Doug Millar, Elaine Campbell, Allison Coppedge, Zoe Fields, Ruth Hanlon*

1. Call to Order

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

2. Opening Comments

President Love welcomed Board Members and reminded all in attendance to silence cell phones.

3. Approval of KPMA Board of Directors' Meeting Minutes

A draft of the May 16, 2026, Meeting Minutes was reviewed by the Board.

Upon a duly made Motion and Second, the May 16, 2026, Meeting Minutes were unanimously approved.

4. Committee Reports

A. Audit Committee

1. Mrs. Elaine Campbell reported on KPMA's financial position for the period ending July 31, 2026. Mrs. Campbell reviewed the Operating Balance Sheet, Operating Income Statement, Reserve Balance Sheet, and Reserve Income Statement, and answered questions from Board Members.

2. Mrs. Campbell presented the following highlights:

    a. July insurance renewal was under budget.

    b. Reserves are fully funded.

    c. One treasury bill will mature at the end of August. Efforts will be made to secure the most favorable reinvestment rate for these funds.

B. Security Committee

1. Chairman, Mr. David Beaty, reported the latest Security Statistics and Significant Incidents.

2. Homeowner speeding and unauthorized use of the Back Gate have become security concerns. Mr. Beaty requested that Sub-Associations communicate these issues to their members. A discussion of possible solutions took place and in order to insure that everyone is sending the same message, it was requested that The Security Committee provide a document stating the most important issues to address. Mr. Beaty thanked everyone for their input.

3. Mr. Beaty reported that GDI officers did an outstanding job during the 2026 Bike Weeks, the heavy load throughout the tourist season and keeping traffic moving at the Guard House during busy times.

C. Architectural Standards Committee

1. Chairwoman, Mrs. Mary Maeser, reported that the following requests were approved:

    a. Richmond Park - Removal of nonstructural trellises

    b. West Hyde Park - Removal of nonstructural trellises

5. Executive Committee

A. President Love presented Board Members with a list of 2026 officers, committee members and their Sub-Associations.

B. Mrs. Tammy Ryan updated the Board on Santee Cooper's Underground Cable Replacement project.

C. President Love shared that Starwood Landscaping has been sold to Russell Landscaping. Former owner Randy Locklair has committed to remaining involved with Starwood for the next two years.

6. Manager's Report

KPMA Community Manager, Mr. Doug Millar, reported the following:

A. Staffing changes at LITUS* To Let: Theresa Harrington has moved and is working remotely. Allison Coppedge has been hired and is working in the LITUS* office.

B. The need to hire an additional maintenance employee will be included in the 2027 Budget, to be presented at the October Board Meeting.

C. 2026 hurricane information and updates are available on the KPMA Website.

D. 2026 Project updates:

1. Work to repair pipes, lines and structural supports under the boardwalk at the KPMA Club Pool will begin after Labor Day.

2. In September, Mr. D's Tree and Landscaping Services will begin removal of stumps throughout the Plantation.

3. Spalling damage on the pedestrian bridge between The Embassy and South Hampton is being assessed by Renovia, a local company specializing in this type of work. They will also evaluate the attached stairs.

E. Mr. Millar asked Sub-Association Delegates to encourage members to become familiar with the KPMA website. Beginning in 2027, vehicle and golf cart sticker applications will no longer be mailed and must be submitted through the appropriate website form.

7. With no unfinished or new business, a motion was duly made, and the meeting was adjourned at 9:45 AM.

Sherry Love

Sherry Love, KPMA President

Tammy Ryan

Tammy Ryan, KPMA Secretary