

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

**SATURDAY – May 16, 2026
BRIGHTON TOWER – PALLADIUM “A” CONFERENCE ROOM
MEETING MINUTES**

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 (absent)	Abe Liao (absent)
Gloucester Terrace	George Hanna	Steve Fligel (absent)
Kingston Lakes	Randy DeVaux	David Straub (absent)
Margate Tower	Lorrie Heiken	Gary Carney
Market Place	Michael LaVigna (absent)	James Robinette (absent)
North Hampton	Patrick Weaver (absent)	Don Wagner
Richmond Park	Todd Timmons	Mark Carson (absent)
South Hampton	Tom Leonti	Gerald Baron (absent)
St. James Place	Mike Krause	Rich Conrady
West Hyde Park	Ron Bicicchi	Robert Fenton (absent)
Windermere by the Sea	William Kolibash	No alternate

Managing Agent, LITUS* To Let: Doug Millar, Elaine Campbell and Theresa Harrington.

1. Call to Order

KPMA President, Mr. Sherry Love, called the meeting to order at 9:30 AM.

2. Opening Comments

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

3. Approval of KPMA Board of Directors Meeting Minutes

A draft of the February 21, 2026, Meeting Minutes was reviewed by the Board.

Upon a duly made Motion and Second, the February 21, 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 April 30, 2026. Mrs. Campbell reviewed the Operating Balance Sheet, Operating Income Statement, Reserve Balance Sheet, and Reserve Income Statement, as attached herein.

B. Security Committee

1. Chairman, Mr. David Beatty, reported the latest Security Statistics and Significant Incidents.
2. Mr. Beatty reported that GDI Security is prepared with the appropriate equipment and staffing for the Bike Rallies taking place in May.
3. Mrs. Tammy Ryan updated the Board on the 3-year Lighting Project. On April 16, 2026, GDI Lighting Specialist, David Harrison, did a final assessment of Kingston Plantation lighting. Mrs. Ryan shared a portion of his report, stating the safety and security of the community has been greatly improved. She also reported that the Lighting Project is finished ahead of schedule and under budget.

C. Architectural Standards Committee

1. In the absence of the ASC Chair, Mr. Doug Millar reported the following:
 - a. The Landscape Enhancement Program is essentially complete.
 - b. Starwood will continue replacing old mulch throughout the summer.

D. Executive Committee

1. Mrs. Tammy Ryan reported on the Santee Cooper Cable Replacement Project.
 - a. Cable replacement in Canterbury Court is complete.
 - b. Boring at Arrowhead Lake across from South Hampton is finished.
 - c. Boring at the trailer parking lot is 50% complete.
 - d. Boring on Plantation Lake Drive in the Gloucester Terrace area will begin in the next few weeks.

2. President Love reported the following:
 - a. Mr. Fred Fellows, former KPMA Vice-President and Mrs. Jane Fellows, former Architectural Standards Committee Chairperson were recognized for their many years of service to Kingston Plantation at the ASC meeting on Tuesday, May 12.
 - b. In the May 15th Presidents' Meeting, concerns were raised about tree stumps and trimming. These will be addressed going forward.

5. Manager's Report

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

- A. 2026-2027 Insurance Renewal bidding is underway.
- B. Completed projects:
 1. Reserve Replacement of North Hampton and South Hampton walkovers
 2. Seasonal repair of sections of the Brighton and Margate walkovers
 3. Structural repair to sections of the boardwalk
- C. Projects underway:
 1. Replacing sidewalk panels in Gloucester Terrace
 2. Repairing sections of the boardwalk at the Club Pool
 3. Replacing light heads along the boardwalk
- D. Back gate electronic communications have been updated.
- E. Engineering proposals are being solicited for repair or removal of the Embassy/South Hampton pedestrian bridge, due to spalling damage.

6. Election of Officers and Committee Members

A list of proposed KPMA Officers, Committee Members, and Chairs for the fiscal year 2026-2027, was distributed to Delegates.

Upon a duly made Motion and Second, the proposed KPMA Officers and Committee Members/Chairs were unanimously approved.

7. Unfinished/New Business

President Love called on Mr. Jan McCormick, Managing Director at Kingston Resorts, to address the new "Pay to Park" policy for The Embassy Suites Hotel. Mr. McCormick explained that the new policy is in the development and testing phases. A "Frequently Asked Questions" document will be distributed to KPMA Board Members and Sub-Association presidents. Mr. McCormick addressed questions and concerns, and it was agreed that going forward, communication is of the utmost importance.

8. Adjournment

Upon a duly made Motion, the meeting was adjourned at 10:56 AM.

Sherry Love

Sherry Love, KPMA President

Tammy Ryan

Tammy Ryan, KPMA Secretary