

South Hampton Homeowners  
Annual Members Meeting Notes  
May 8, 2018

Chris Millar, from Litus To Let, called the meeting to order at 10:00am. In attendance from our board was President Dave Puckett, Vice President Fred Matheson, Secretary Susan Leinenweber and Director Bill Long. Treasurer John (Bud) Fisher was not in attendance. Chris conducted the opening formalities required for the board meeting.

Dave Puckett talked about the building improvements made since the 2017 annual meeting which included the following:

- Replaced lobby ceiling tiles
- Lighting fixtures were replaced with LEDs (Savings of 25%)
- Repaired a leak in the sprinkler system
- Heat pump replacement
- Installed gates to homeowner's locker area and where contractors cart go
- Repaired roof damage from storm
- Touched up some paint in hallways and doors
- Painted the curb
- On-site security during the hurricane
- Elevator repairs due to the hurricane
- New toilet for bathroom by pool
- Replaced damaged ceiling tiles
- Water leaks in garage
- Started to remodel Owner's/Guests bathroom in lobby
- Pool deck crack repairs
- Start the removal of water fountain in the lobby

Dave talked about how our management company, Litus To Let, is responsible for just the footprint of the building, it is referred to as the "drip zone". Anything outside that footprint is the responsibility of the KPMA with the exception of the South Hampton pool and pool deck area. The pool and pool deck area is maintained by Litus To Let. Greg has restrung many chairs that have already been stained by sun tan lotion. They will buy darker chairs when they need to be replaced.

Dave thanked Lynn Leonti #1109 that headed up the project to get new sliding doors for the homeowners and a discount. He thanked Stephanie Baron #909 for heading up the project of the lobby. Dave commented that it made him feel good to see the homeowners gather in the new lobby.

**Chris Millar continued the meeting.**

**Board of Elections:**

- 5 nomination forms were turned in to run for the board and all 5 members talked about why they would like to serve on the board.
- The five homeowners that ran for the board are: Dave Puckett, Bill Long, Richard Watson, Lynn Leonti and Stephanie Baron.
- Two positions were up for re-election, President and Director. But, you do not run for a board position, you run to be elected onto the board. If you are elected to serve on the board, the board members will decide who holds what position.
- Litus To Let counted the votes, Dave and Bill were re-elected. Two positions were re-elected this year and three will be up for re-election next year, 2019.

**The floor Was Opened to Comments and Questions by Chris Millar**

**New Stone Wall:** Homeowner asked what the cost was on the new lobby stone wall. Chris didn't know the cost due to bills still coming in. Dave commented that the wall cost was approximately \$3,000.00 and the leftover stone will be installed where the old water fountain was.

**Storm Damage:** Homeowner asked about the storm damage on the roof and did insurance cover it. Yes, it did Chris commented. The damage was more than \$70,000.00 so a claim was filed and owners paid the deductible.

**Building Painting Project:**

- Homeowner asked about the exterior building painting project that is coming up late 2018 or early 2019.
- Chris is getting quotes from 5 contractors.
- The outside of the building, railings and balconies will be included in the painting project.
- The garage ceiling will also be included in the quote.
- The quoting should be done by June 15<sup>th</sup>.
- Chris commented that the painting project will take approximately 3 months depending on the weather.
- The Homeowner who started the conversation asked to be a part of that project.
- Homeowner asked the cost of the painting. Chris said about \$750,000.00. Other repairs may come up when preparing to paint the building and all this will be considered in the final cost.
- Some owners wanted their balconies done now and they will pay for them themselves since it will not be included in the entire building painting project.
- Homeowner wanted the decks to be inspected before the final pricing so we don't get hit with extra unexpected costs during the process. Chris commented that it will be done by the engineers.

- Homeowner asked who will be the project manager. Chris said the engineers.
- Homeowner offered his help.
- Homeowners wanted to make sure the owners will have plenty of notice so we can prepare and Chris commented that the owners will be notified.

### **Cleanliness of the South Hampton:**

- Homeowner brought up the cleanliness and maintenance of the building and this subject took over the meeting.
- Homeowner said the South Hampton needs more than one person to keep the building clean and maintained and what can be done about it.
- Chris said it was discussed and didn't elaborate.
- Multiple owners wanted to know what was discussed and when will Greg get more help.
- Chris had no comment and could not give the owners any specifics on when we will get more help for our building.
- Many owners commented that they felt the same way and Litus To Let needs to get more help from the maintenance company, Four of a Kind.
- Dave Puckett voiced his opinion and made a comment that we don't have enough help for our building.
- A Homeowner voiced his opinion that Chris was failing as our management company and he needs to fix things, now.
- This discussion was brought up many times during the meeting and the owners were trying to get a commitment from Chris on how many more people Greg will get.
- Nothing was resolved but Chris said he will let the board know and the board will inform us.

The cleanliness of the South Hampton discussion lead into the contract between the board and Litus To Let and the contract between Litus To Let and Four of a Kind

### **Contracts:**

- Board Member mentioned that we have contracted 120 hours a week with Litus To Let to maintain our building.
- Chris denied the 120 hours in the contract.
- Chris stated that Litus To Let will staff the South Hampton with whatever number of people are needed.
- Homeowner brought up about the contract with the board and Litus To Let and the contract between Litus To Let and Four of a Kind and wanted to see both contracts.
- Chris responded that he will let the Homeowner see both contracts in his office but will not post them on the website or give him a copy.
- Owners responded that when Alex was with the South Hampton he had John and 2 part-time employees and we are down to one now to do the work of 3 full time people.

- An owner spoke up and said the board has a copy of the contract between the board and Litus To Let and we need to address the board for that copy.
- Homeowner wanted to know what Litus To Let expects of Four of a Kind to keep our building cleaned and maintained.
- Chris offered to show the Homeowner the contract between Litus To Let and Four of a Kind in his office and have Michael Chapman, owner of Four of a Kind, meet with them as well.
- Chris said he will post the Four of a Kind's daily duties on the POA website in a PDF form.
- Homeowner wanted to know what our contract is with Litus To Let and are we asking for things that are outside of the contract?
- As owners, we need to know what the contract between the board and Litus To Let is to really understand what is expected of them as our management company.
- Homeowner asked if Litus To Let has someone that checks up on the maintenance company with a check list to make sure things are getting done that is in the contract between Litus To Let and Four of a Kind.
- Chris commented that Lynn from Litus To Let walks around the building and checks things over but does not have a check list that she goes by.
- Chris offered to get together with a couple owners to create a check list to help with the weekly inspections.
- Same Homeowner questioned the work on the ceiling and why the tiles were replaced and not the old rusty grids and vents.
- The ceiling needs to be redone so the whole ceiling looks new. The old tiles are still in the mail room and where the vending machines are. Chris did not comment on what can be done to fix the ceiling.

**Pest Control:** Homeowner brought up that the pest control company does not mark the date the spraying was done and wanted to know why. Chris didn't know the answer. The owners really need the company that does the spraying to write down the date it was done so we know if we are getting the service we are paying for.

Lynn sent an email out on 6/8/2018 in response to the pest service:

"Pest control service is included in the monthly HOA fees. This service is performed on the second Thursday of every month. On even months, the service is done on the interior of the units and on odd months, the service is on the exterior of the building and common areas. This routine pest control service does not include bed bug extermination. That is a different service not provided by the HOA. June's service will be interior and will be done on June 14<sup>th</sup> starting at 9:00 am. Please notify your rental company and/or cleaning service of this schedule and have a note placed in your unit to make family/friends/guests aware of when these services are performed."

### **Resort Amenities:**

- Homeowner asked if homeowners are allowed to use the hotel pools and yes they can.
- Health club is an extra cost for owners who rent privately.
- Owners use their residents cards to show they are owners.
- Guests/Renters that rent through the hotel can use all amenities.
- Guests/Renters that rent privately, not on the Kingston Plantation Plan, cannot use the hotel pools or Splash Park.
- Guests that rent privately can purchase a temporary membership to the health club at an extra charge.

### **Sand Fence on Dunes:**

- Homeowner brought up the condition of the sand fence on the dunes in the resort.
- The fence subject was also brought up at the 2017 annual meeting.
- A Homeowner looked into the fence situation with the county since she saw it in last year's minutes.
- The county came out in April 2018 and looked at the fence.
- Our building and resort are now on a waiting list but it could be a year away for it to be fixed.
- If the county cannot fix the fence without disturbing the dunes, the Army Corp of Engineers will get involved.
- The best solution is that the county can just tack up the fence to the existing poles and not disturb the dunes so the Army Corp of Engineers does not have to get involved.

Owner asked if golf carts are allowed to be parked in the garage. Golf carts are allowed to park in the garage and need to display the South Hampton gold sticker, KPMA sticker and South Carolina golf cart sticker.

### **Lockers / Cages:**

- Homeowner asked for an update on the locker/cage project that was scheduled to be started in January, February, March, April and still are not done at the May 8<sup>th</sup> meeting.
- Middle of May will be when the lockers will be done according to Lynn from Litus To Let.
- Homeowner asked if the old rusty bikes can be included with the clean out and Lynn said yes.
- Many owners were very confused about how the items are supposed to be removed and when.
- The items that are still in the lockers will be removed by Greg and put into bags and marked with the unit number. The lockers will be cleaned and items put back into the cages.
- Homeowner asked if Litus To Let can send an email and make a commitment on when the lockers are going to be done instead of owners removing their items for months.

- Homeowners wanted to know the exact dates via email so we can relay that to our renters and be prepared. The bikes need to be included in that email with very clear instructions.
- The few emails that was sent out about the locker project was not clear to most homeowners.

**Bathtubs:** Homeowner asked if the board or Litus To Let can inspect bathtubs to avoid leaking into other units. A Homeowner spoke up and said each homeowner needs to inspect their own bathtubs, water heaters and plumbing. Lynn from Litus To Let said all hot water tanks need to be replace if over 10 years old. Owners will get letters each year when their hot water tanks need to be replaced. Greg collected dates of the hot water tanks from owners on when they were installed.

Owner asked if Litus To Let and the board can have better communication with the homeowners so we have an understanding on what is happening with our building regarding maintenance, new projects, contracts, expectations and decisions being made that affects us as homeowners.

Chris made a comment that any homeowner can attend the May 19<sup>th</sup> meeting to ask questions and learn more if they want.

Meeting was adjourned